

Oklahoma County Master Plan

Public Meeting: May 22, 2007

Why Plan?

Community land use plans represent the preferences of the local populace and express “how” and “where” development should occur. Good planning recognizes the need to balance the demands of growth with the need to maintain existing development, and at the same time protect the environment and overall quality of life. Good planning facilitates orderly development patterns that maximize opportunities for choice and at the same time reflects the wise expenditure of limited public funds and resources. Toward these ends, community plans establish general guidelines for development.

It is important to emphasize that the goal of the Oklahoma County Master Land Use Plan is not to dramatically redefine the character of the Unincorporated County, but its intent is to preserve existing character while laying the foundation for future development opportunities that complement that character.

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SECTION 3 - POLICY PLAN: GOALS AND OBJECTIVES

In the broadest terms, the goal of land use planning is to further the welfare of the citizens by helping to create an increasingly more healthful, convenient, efficient, and attractive community environment in which to live and work and recreate – to achieve a highest possible quality of life in Oklahoma County. The Goals and Objectives are an integral component of the Oklahoma County Master Land Use Plan, providing land use policy direction as planning issues are considered. Community Goals help to shape – for better or worse – the community.

The goals and objectives outlined herein are the result of the public participation process as well as the inventory and analysis of existing conditions and projections.

Goal – a broad statement of the expectations of what the citizens of the County want with regard to the kind of community they desire. Goals are the future of the plan; the ideas and things that the County wants to accomplish over the life of the plan. Goals are used to establish priorities for public and private discussion, identify needed public improvements and services, and used as benchmarks for public investment.

Objective – a general statement of how to achieve these expectations (goals). Generally an objective does not outline a specific solution, but is the basis for decision making and establishing strategy or a course of action.

Action Statement / Policy – an officially adopted course, policy, or method of action set to achieve the stated goals and objectives.

1947
The last Oklahoma County Comprehensive Plan that was completed and made a part of the overall planning for Oklahoma County was in 1947.

3.1 GROWTH MANAGEMENT

3.1.1 Goal

Guide growth in a responsible manner that is beneficial to Oklahoma County as a whole.

3.1.2 Objectives and Action Statements

- GM - 1** Maintain a balance of land uses, providing for both rural and urban development where appropriate as outlined on the Master Land Use Map.
- GM - 2** Support development that uses land efficiently, preserves undisturbed natural lands where possible, and protects water and other natural resources
- GM - 3** Promote land use compatibility at the periphery of the County with development in adjacent cities.
- GM - 4** Promote a balance between development activities, preservation of natural resources, and open space.
- GM - 5** Support higher residential density development in the areas designated as *Urban Growth Area* on the Oklahoma County Master Land Use Map.
- GM - 6** Strengthen the County's oversight of land use developments and maintain the ability and right to guide County growth.

3.2 RESIDENTIAL LAND USE

3.2.1 Goal

Strengthen the County's urban and rural neighborhoods.

3.2.2 Objectives and Action Statements

- RES- 1 Recognize and support responsible residential growth as an essential element in the long-range development of the County.
- RES- 2 Encourage residential development that is compatible with agricultural and natural lands.
- RES- 3 Protect the character of established residential neighborhoods; promote quality of life and pride of ownership.
- RES- 4 Protect property values in existing neighborhoods.
- RES- 5 Encourage preservation of open space.
- RES- 6 Maintain high standards for mobile home parks and mobile home subdivisions
- RES- 7 Residential land uses should be developed in the areas as designated on the Master Land Use Plan.

3.3 COMMERCIAL LAND USE

3.3.1 Goal

Provide opportunity for quality commercial development to serve residents of the County.

3.3.2 Objectives and Action Statements

- COM- 1 Encourage commercial development to meet the needs of County residents.
- COM- 1 Locate commercial activities on major arterials and highways.
- COM- 2 Encourage high quality commercial and office development along the State Highway 74 Corridor.
- COM- 3 Minimize adverse impact on adjacent land uses.

1923
The Oklahoma Legislature enacted legislation in 1923 that established the scope, procedures, and limitations for planning cities and towns in the State.

3.4 INDUSTRIAL LAND USE

Industrial activity is one of the most underrepresented land use activities in the unincorporated areas of Oklahoma County. This is due, in part, to the historical rural nature of the area, the lack of public water and sanitary sewer in the unincorporated area. Areas of rugged terrain and limited transportation access for shipment of raw materials and products are not suitable industrial sites.

Of the 91,430 acres of land in Unincorporated Oklahoma County, there are 634 acres zoned for industrial development in the Unincorporated Oklahoma County and of those 634 acres, 361.3 acres are used for industrial activity. The primary land area that is zoned for industrial use, but currently undeveloped is property along State Highway 74 (North Portland Avenue). These industrial zoned tracts are located in areas that may be served public water and sanitary services. These areas are also close to a transportation corridor which further increases the possibility of more intense development in the area.

3.4.1 Goal

Encourage quality industrial development.

3.4.2 Objectives and Action Statements

- IND - 1 Encourage and support industrial areas that create opportunity for economic development and job creation, and that are compatible with adjacent land uses and with the natural environment.
- IND - 1 Encourage the development of industrial parks or clustered industrial locations with similar type uses, in areas designated as appropriate for industrial development on the Master Land Use Map.
- IND - 2 Locate rural industrial activities on major arterials and highways.
- IND - 3 Encourage the development of business parks or research parks along the State Highway 74 Corridor.
- IND - 4 Due to limitations of an existing transportation network and public utilities, prime sites for future industrial use are limited. Seek the development of light industrial uses and related support commercial or service activities that do not require substantial land acreage and that are responsive to environmental protection.
- IND - 5 Industrial development locations should be compatible with the natural environment.
- IND - 6 Locate industrial land uses on arterial roadways.

3.5 TRANSPORTATION

3.5.1 Goal

Promote and encourage the development of a safe and efficient transportation system throughout the County.

3.5.2 Objectives and Action Statements

- T - 1 Promote the upgrading of roads that support the Oklahoma County Master Land Use Plan.
- T - 2 Decrease the lag time between new development and the road improvements that are necessary to handle the resulting increased traffic.
- T - 3 Preserve and protect existing and potential rights-of-way for future transportation systems; provide safe access to property.
- T - 4 Protect residential neighborhoods and prevent the encroachment of incompatible development into neighborhoods.
- T - 5 Reduce congestion of traffic during peak hours.
- T - 6 Promote the following principals in subdivision design:
 - a. Design collector streets to gather and move traffic to and from the neighborhood;
 - b. Design local streets in a looped or cul-de-sac orientation using collector streets.
 - c. Link neighborhoods together to provide ease of access for pedestrians.
 - d. Discourage access of residential lots to collector streets; limit access to collector streets if residential lots also have access to local streets (i.e. corner lots).

SECTION 4 - COUNTY MASTER LAND USE PLAN

4.1 LAND USE

The Oklahoma County Land Use Plan Map is an illustration of the County’s long-range vision for future growth and development to 2030. This Plan considers growth projections, development constraints, transportation networks, and community input. The framework for the Land Use Plan Map is the Plan goals and objectives. These should be used as a guide for decisions regarding land use and development. Rather than parcel-specific land use, the Land Use Plan Map identifies development intensity and character desired for certain areas ranging from natural to urban growth.

The residential land use categories utilize minimum lot sizes and maximum density for residential development. Both ‘minimum lot size’ and ‘maximum residential density’ are common land use planning and regulation terms. To understand these terms and the development potential of these use categories, we must first establish a common definition.

Minimum lot size is simply the minimum land area within the boundaries of a platted lot of tract. An example is a requirement of a minimum two (2) acres per lot.

Density is generally defined as the amount of residential development permitted on a given parcel of land. It is typically measured in dwelling units per acre—the larger the number of units permitted per acre, the higher the density; the fewer units permitted, the lower the density.

Higher density urban development requires investment in urban related roads, water, and other utility and service infrastructure.

RESIDENTIAL DENSITY

Examples of computing residential density:

<u>Minimum Lot Size</u>	<u>Maximum Density (units per acre)</u>
One-Half (½) Acre	2.00 dwelling units per acre
One (1) Acre	1.00 dwelling units per acre
Two (2) Acres	½ (0.5) dwelling units per acre
Five Acres	1/5 (0.2) dwelling units per acre

The application of these terms is especially necessary when a development utilizes a Planned Unit Development where density averaging, clustering, or conservation subdivision design and ‘gross density’ versus ‘net density’ are computed.

Cluster Development - A development pattern in which the uses are grouped or bunched together through a density transfer to provide for community green or open space, shared parking and access, or other amenities. Gross density is used to compute development.

Conservation Subdivision Design - Developments that are generally defined as the clustering of homes or developments to protect environmentally sensitive areas from encroachment. The philosophy behind conservation subdivision design is sustainable growth. Conservation subdivision design incorporates a land ethic of common space including human, animal, and plant communities. Gross density is used to compute development.

The characteristics of each category are summarized in Table 1 and are described in the text below.

Table 1 Summary of Land Use Plan Categories

Category	Description	General Land Use	Residential: Min Lot size	Utilities
			Max Density	
Floodplain; Natural Areas	Floodplain areas and natural areas not suitable for development due to topography, hydrology, vegetation, or sensitive environmental features.	Low-impact uses such as hiking and passive recreation or used as buffer zones	NA	NA
Urban Growth Area	Medium intensity. Primarily single-family subdivisions with limited amounts of commercial uses where appropriate.	Low to medium density residential; neighborhood related; limited commercial, office, public facilities	Per Zoning Code 6-8 dwelling units per acre	Urban utilities & urban roadway standards
Sub-Urban Residential	Low to medium intensity. Primarily single-family subdivisions.	Low to medium density residential; limited neighborhood commercial, recreation	$\frac{1}{2}$ acre/lot Max density: 2 du/ac	Lots under 2 acres must have public water; Lots under 1 acre must have urban utilities & urban roadways
Acreage Residential	Low intensity. Primarily single-family, acreage subdivisions.	Medium density residential, green belts, recreation. Use of clustering and conservation subdivision design recommended.	2 acres/lot Max density: $\frac{1}{2}$ du/ac	Water well & Septic systems. Urban utilities optional
Rural Residential	No urban utilities or services. Low intensity. Primarily single-family, large lot residential.	Low density residential, green belts, recreation	2+ acres/lot Max density: $\frac{1}{2}$ du/ac	Water well & Septic systems; Urban utilities optional
Planned Commercial	Office and com. uses may be more intense than in res categories	Medium/high Intensity commercial, office, public facilities	NA	Urban utilities; access to arterial
Planned Industrial	Comm. and industrial uses may be more intense than in com. or residential categories	Medium/high Intensity commercial, public facilities, industrial	NA	Urban utilities; access to arterial

4.1.1 Floodplain

Although not an official land use category, such natural areas are not suitable for development due to topography, flooding potential, vegetation, or the presence of environmental features that warrant protection. Floodplain areas may accommodate low-impact uses such as hiking and passive recreation or used as buffer zones next to higher intensity development. Development within flood zones should be restricted.

4.1.2 Residential Land Use

The historic trend in Unincorporated Oklahoma County is rural residential subdivisions and large acreages. It is expected that this trend will continue in all areas of the County. Low to medium density residential categories are intended to accommodate a variety of residential uses including single-family, apartments, townhomes, or condominiums. The primary difference between the various residential categories is the availability of urban water and sanitary sewer utilities.

At the present time, only portions of the northwest area of Unincorporated Oklahoma County can be served by urban utilities. Other areas rely on water wells and septic systems.

4.1.2.a Urban Growth Area:

- Contains a variety of housing types including single-family homes, townhomes, and apartments.
- Lot Size: Development must be consistent with minimum lot sizes found in the Oklahoma County Zoning Code.
- Neighborhood commercial uses may be integrated into the neighborhood and or concentrated along key street corridors or at main intersections where appropriate.
- Green spaces include private neighborhood parks and greenbelts,
- Urban utilities and services are essential.
- Urban Street network with curbed streets focused upon connectivity are required.
- Developments that choose not to provide urban utilities must meet one of the following categories: SubUrban, Acreage residential, or Rural Residential.

4.1.2.b SubUrban: Min: ½+ acre per lot

- Single family development on larger lots (than urban development).
- Housing consists primarily of single family detached units.
- Lot Size: Lots smaller than two (2) acres must have public water (served either by municipal water or a rural water district).
Lots smaller than one (1) acre must have public water (served either by municipal water or a rural water district) and public sanitary sewer (served by municipal sanitary sewer treatment).
- Typically, development in the SubUrban land use category must be developed under a PUD process to ensure maintenance of private areas and ensure lot size and density requirements.
- SubUrban development allows for added affordability when compared to rural lot development
- Commercial, retail, and office space is rarely directly associated with (rural) suburban development, but may occur along traffic routes as the number of “rooftops” increase and density increases; commercial or office space development should be developed under a PUD with development guidelines and standards.
- Commercial or office development with lots less than one (1) acre must be served by a municipal or rural water district and municipal sanitary sewer services and with curbed streets.
- Green space typically consists of private neighborhood parks or conservation easements.
- Developments that choose not to provide urban utilities must meet one of the following categories: Acreage residential, or Rural Residential.

4.1.2.c Acreage Residential: 2 Acres per Lot

- Single family development on acreage lots.
- Housing consists of single family detached units.
- Lot Size:
Minimum of two (2) acres/lot and maximum density of ½ dwelling units per acre.
- Developments in the Acreage Residential category are encouraged to plan cluster developments and preserve open space.
- Commercial viability limited.

2+ acre development:

- Typically may have water wells and septic systems. The use of municipal water or rural water district services is encouraged.
- Commercial viability limited.

1+ acre development:

Acreage Residential is designated for clustered rural residential development but must maintain the gross density of ½ dwelling unit per acre.

- Development with lots under two (2) acres must have municipal water or rural water district services.
- Replaces large lot development with cluster development.
- Development may cluster residential lots using a minimum of one (1) acre per lot. Remaining open space is permanently protected through a local land trust or homeowner's association to maintain the maximum density of ½ dwelling unit per acre overall.
- Development clustering must be developed under a PUD process to ensure maintenance of private areas and ensure lot size and density requirements.
- Permanently captures and preserves natural, rural character.
- Municipal water or rural water district services required; other urban utilities optional.
- Clustered housing reduces street length and other infrastructure costs.
- Clustered development allows for limited access communities, often gated to add a sense of security and "exclusiveness".

4.1.2.d Rural Residential: 2 Acres per Lot

This land use category is intended to accommodate residential development at very low densities in an effort to maintain rural character and create a transition from agricultural to urban areas. The use of municipal water or rural water district services is encouraged; neither lot size nor density may be reduced if urban services are used.

A minimum lot size of two (2) acres is required in Rural Residential areas to minimize the need for municipal services in rural areas and to provide adequate separation between houses for fire protection purposes. Developments of five (5+) acre plus lots is encouraged. Developments that desire to maintain lot sizes larger than two (2) acres per lot must be developed under a PUD process to ensure lot size standards.

4.1.3 Planned Commercial

It is important to emphasize that the goal of the Oklahoma County Master Land Use Plan is not to dramatically redefine the character of the Unincorporated County; its intent is to preserve the existing character while laying the foundation for future development opportunities complementing that character. Commercial and office land uses are typically located along major roadways or at highway interchanges because they require visibility and direct access. Commercial and office uses also tend to generate traffic and are therefore not appropriate adjacent to sensitive residential uses unless appropriate buffering is in place.

The Planned Commercial land use category is intended to identify areas that are appropriate for medium to high Intensity commercial, office, and public facilities. Lower intensity, neighborhood related commercial or office uses may be appropriate in areas not specifically designated Planned Commercial but should be developed in a unified manner, with standards for site design and circulation patterns, signage, landscaping, and building design. Commercial land use guidelines found in Section 3 should be used when making location and intensity of development decisions.

Urban utilities and access to arterial systems are typically required for commercial land use. If municipal water or rural water district services are not available, a two (2) acre minimum lot size should be maintained. Specifically, it is not appropriate for some commercial land uses to use septic systems for waste disposal. Such uses must have full urban services. If full urban services are available, lot sizes as determined by the appropriate zoning district would apply.

Not a Zoning Map . . .

Land Use Plan Map – a snapshot of the County’s preferred future mix of land uses. The Land Use Plan Map shows what the County *prefers* – the map guides land use decisions over the life of the Plan.

Zoning Map – a regulatory map for the immediate future. The zoning map shows what land use the community has already decided to *allow*.

4.1.4 Planned Industrial

The Planned Industrial land use category is intended to identify areas that are appropriate for public facilities and low to medium intensity industrial land uses. Higher intensity, industrial uses may not be appropriate in areas not specifically designated Planned Industrial. Industrial land use guidelines found in Section 3 should be used when making location and intensity of development decisions.

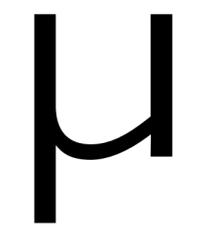
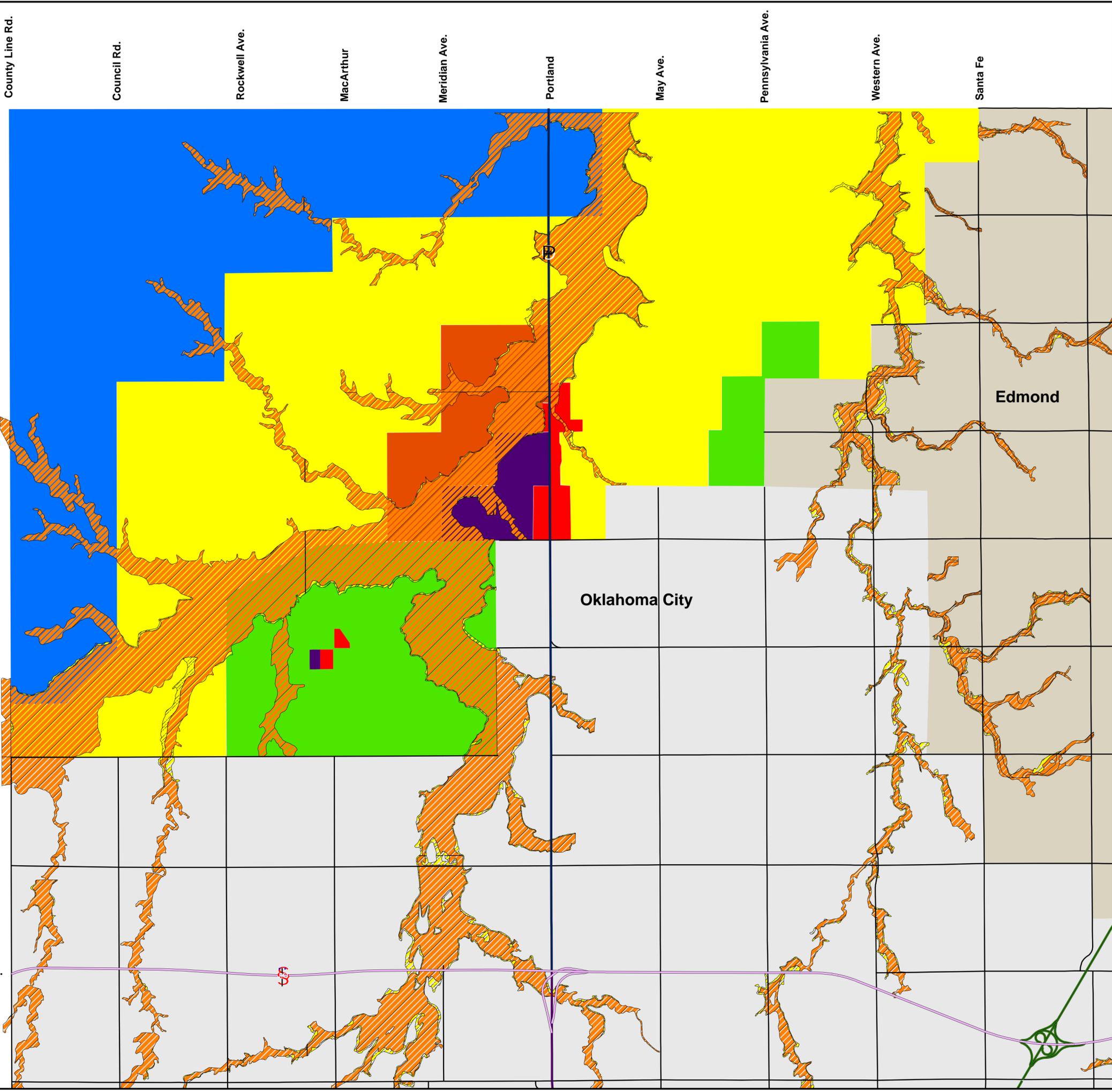
The Planned Industrial category is intended to provide for a wide range of industrial uses and related services, where appropriate. Uses include, but are not limited to, manufacturing, wholesale, warehousing and commercial uses compatible with industrial locations, such as offices, restaurants and auto service. Higher intensity industrial uses may be appropriate in areas not specifically designated Planned Industrial but should be developed in a unified manner, with standards for site design and circulation patterns, signage, landscaping, and building design. Industrial land use guidelines found in Section 3 should be used when making location and intensity of development decisions.

Urban utilities and access to arterial systems are typically required for industrial land use. If municipal water or rural water district services are not available, a two (2) acre minimum lot size should be maintained. Specifically, it is not appropriate for some industrial land uses to use septic systems for waste disposal. Such uses must have full urban services. If full urban services are available, lot sizes as determined by the appropriate zoning district would apply.

Northwest Oklahoma County Master Land Use Plan Map

Land Use Plan Legend

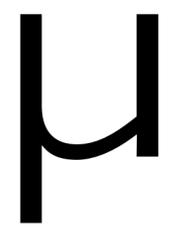
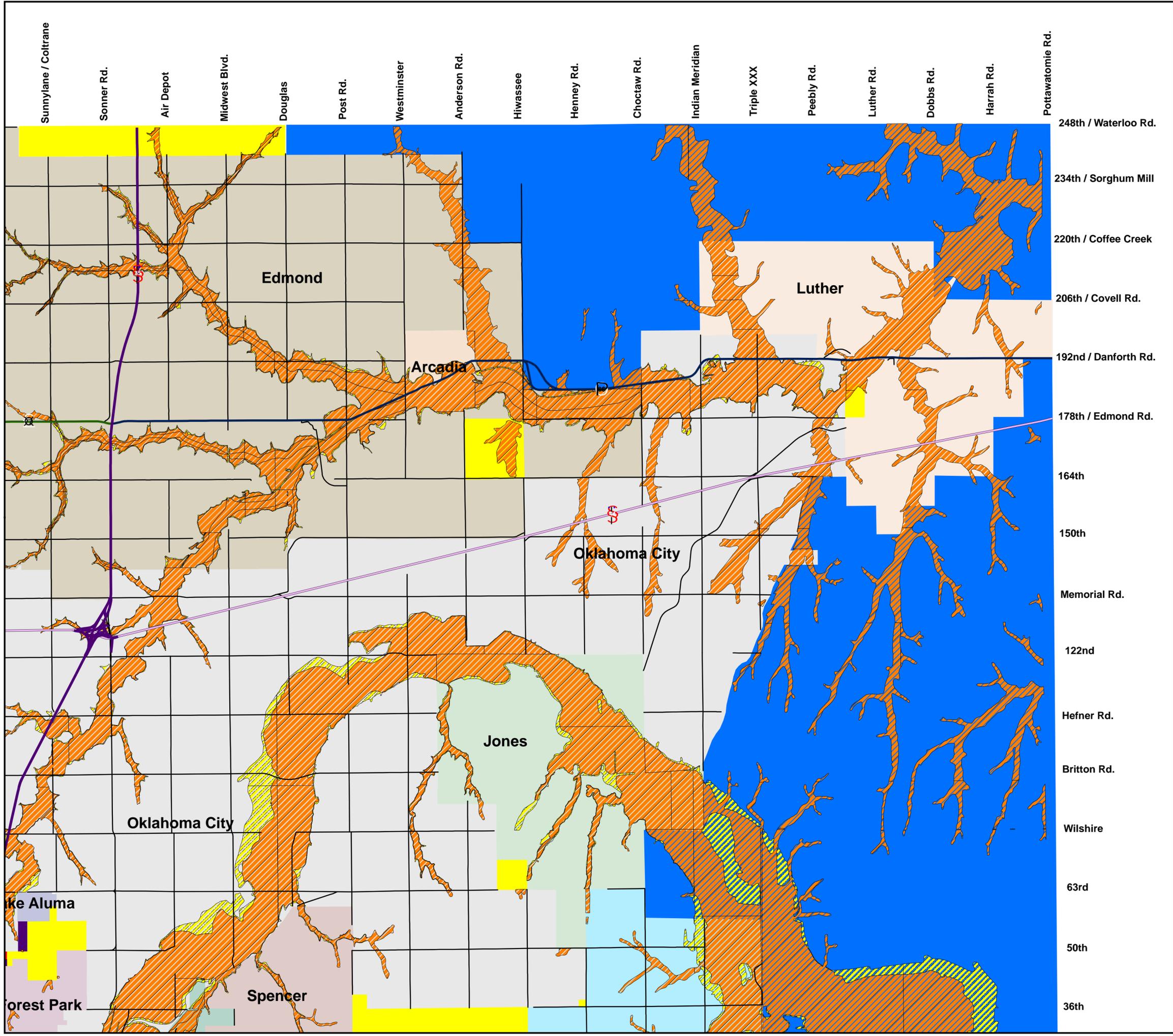
- Rural Residential 2+ Acres
 - Acreage Residential 2+ Acres (clustered w/utilities)
 - SubUrban .5+ Acres/Lot
 - Urban Growth Area
 - Planned Commercial
 - Planned Industrial
- Oklahoma County Floodplain**
- ZONE**
- 100 Year Floodplain
 - 500 Year Floodplain



Northeast Oklahoma County Master Land Use Plan Map

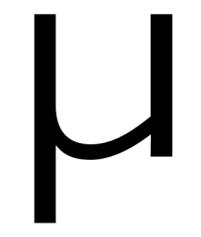
Land Use Plan Legend

- Rural Residential 2+ Acres
 - Acreage Residential 2+ Acres (clustered w/utilities)
 - SubUrban .5+ Acres/Lot
 - Urban Growth Area
 - Planned Commercial
 - Planned Industrial
- Oklahoma County Floodplain ZONE**
- 100 Year Floodplain
 - 500 Year Floodplain

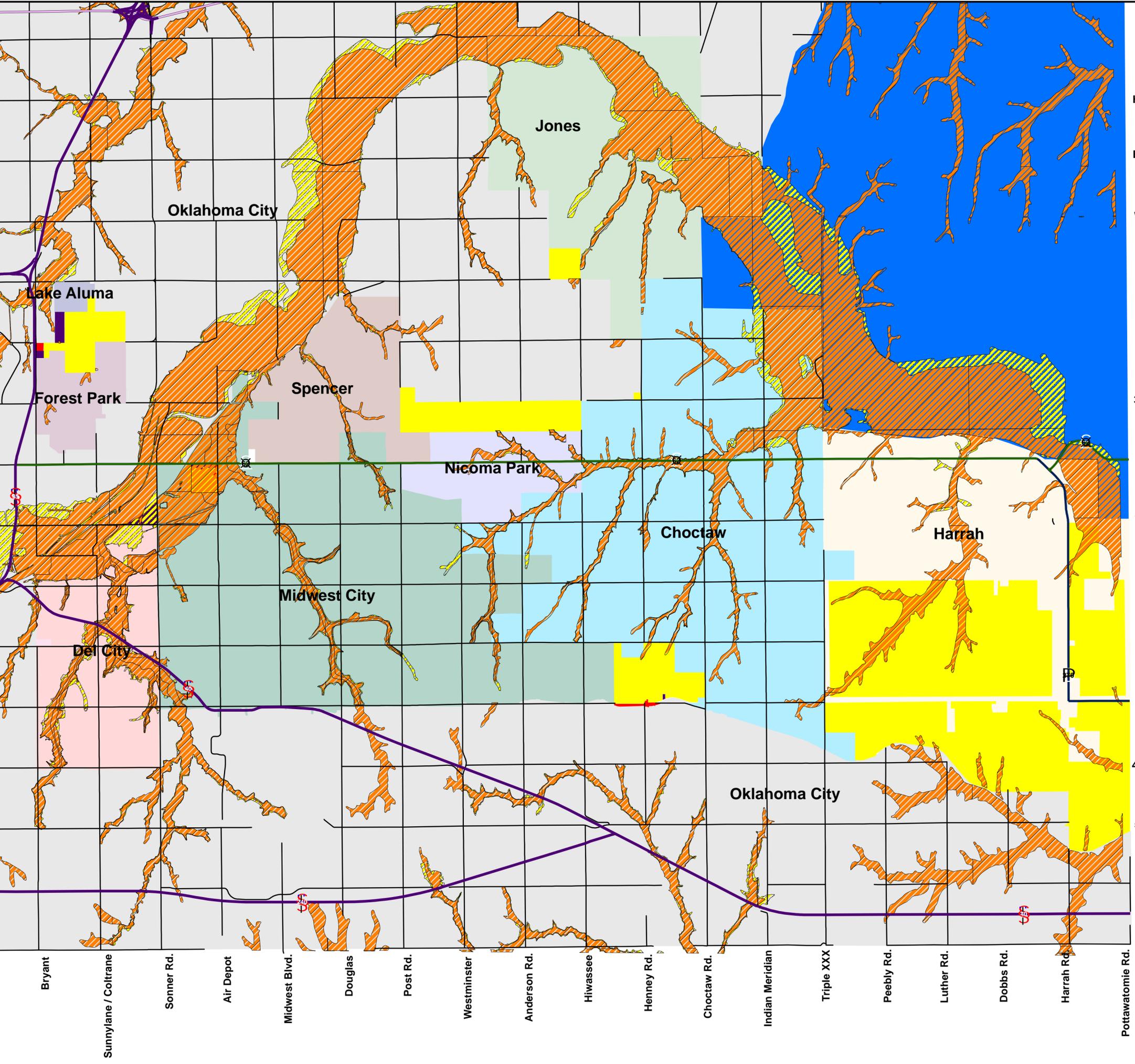


Southeast Oklahoma County Master Land Use Plan Map

- Land Use Plan Legend**
- Rural Residential 2+ Acres
 - Acreage Residential 2+ Acres (clustered w/utilities)
 - SubUrban .5+ Acres/Lot
 - Urban Growth Area
 - Planned Commercial
 - Planned Industrial
- Oklahoma County Floodplain ZONE**
- 100 Year Floodplain
 - 500 Year Floodplain



122nd
Hefner Rd.
Britton Rd.
Wilshire
63rd
50th
36th
23rd
10th
Reno
15th
29th
44th
59th
74th
89th



Bryant
Sunnylane / Coltrane
Sonner Rd.
Air Depot
Midwest Blvd.
Douglas
Post Rd.
Westminster
Anderson Rd.
Hiwassee
Henney Rd.
Choctaw Rd.
Indian Meridian
Triple XXX
Peebly Rd.
Luther Rd.
Dobbs Rd.
Harrah Rd.
Pottawatomie Rd.