Oklahoma County Master Plan

Land Use Plan Map
Public Meeting May 22, 2007

Not a Zoning Map . . .

Community land use plans represent the preferences of the local residents and express "how" and "where" development should occur. Comprehensive planning results in a statement of the goals and objectives for the community while zoning is the regulation of land use to meet those goals.

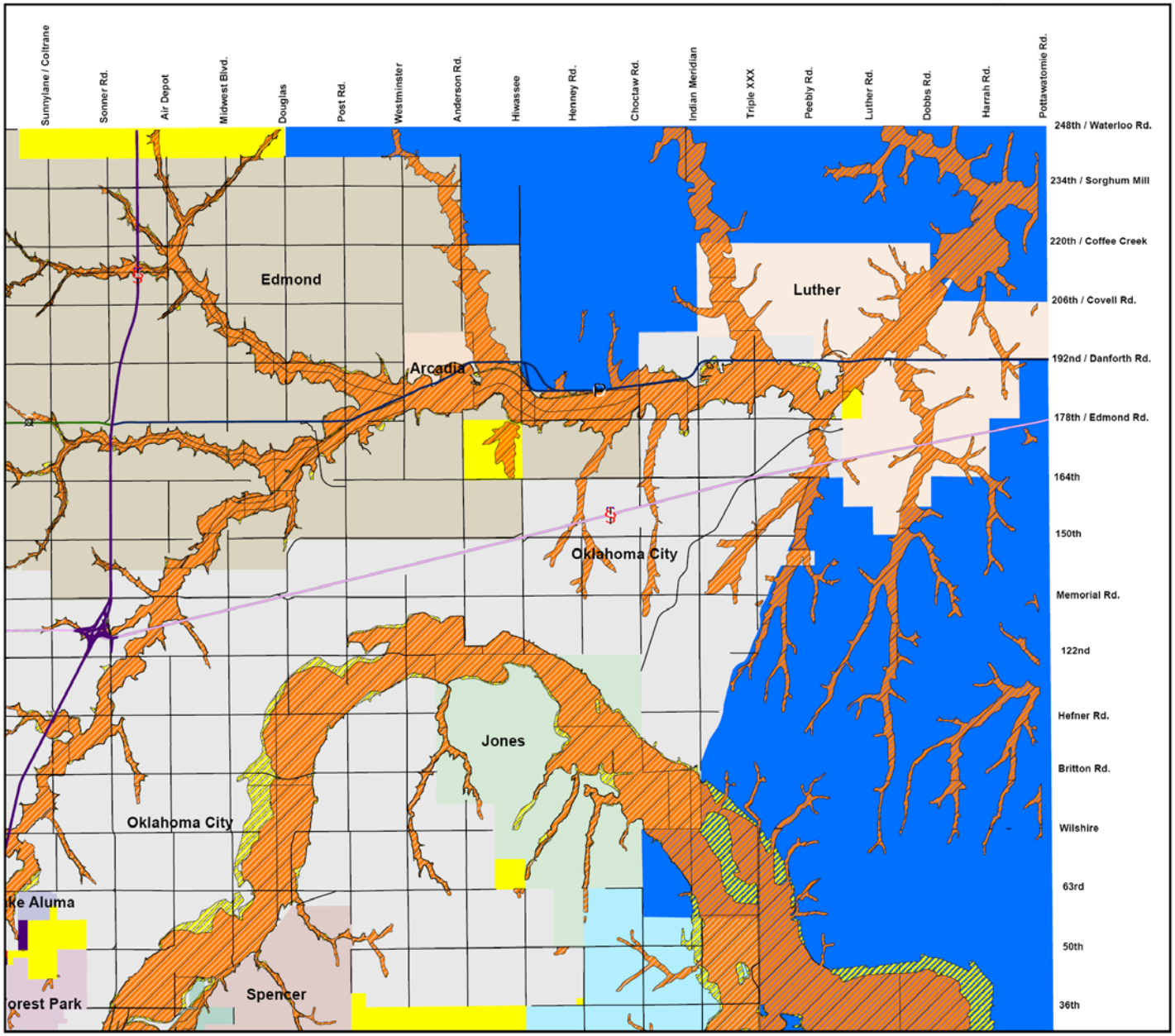
Land Use Plan Map – a snapshot of the County's preferred future mix of land uses. The Land Use Plan Map shows what the County *prefers* – the map guides land use decisions over the life of the Plan.

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

Differences between Master Plan and Zoning Code

MASTER PLAN	ZONING CODE
Policy	Regulation
Long-term	Short-term
General Land Use Categories	Zoning Districts
General Land Use Locations	Parcel specific land use designations
Flexible	Predictable
Foundation; declaration of goals	Implementation of goals/plans

Northeast Oklahoma County Master Land Use Plan Map



Land Use Plan Legend

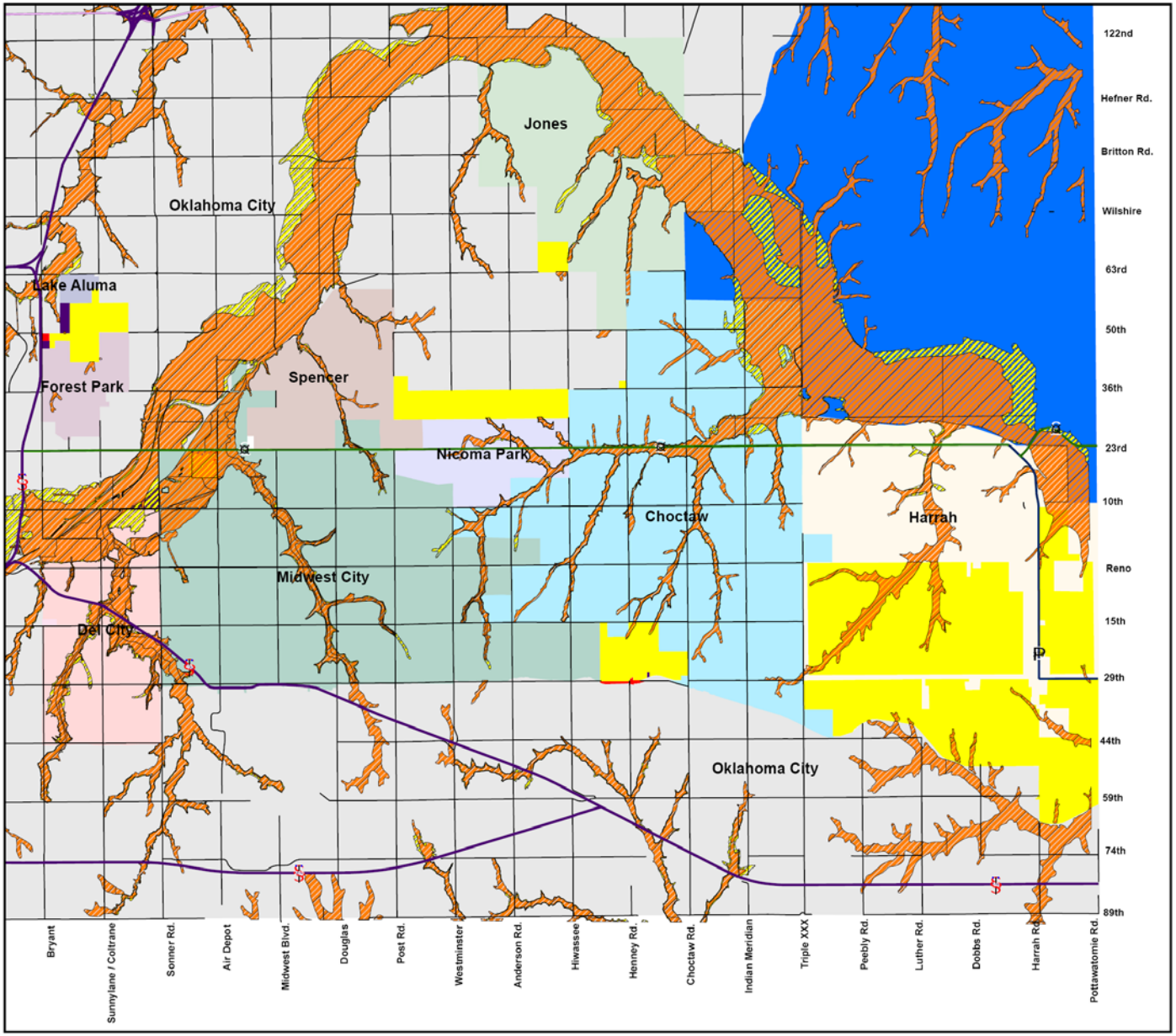
- Rural Residential 2+ Acres
- Acreage Residential 2+ Acres (clustered w/utilities)
- SubUrban .5+ Acres/Lot
- Urban Growth Area
- Planned Commercial
- Planned Industrial

Oklahoma County Floodplain ZONE

- 100 Year Floodplain
- 500 Year Floodplain

Map Produced by: Oklahoma County Planning Department

Southeast Oklahoma County Master Land Use Plan Map



Land Use Plan Legend

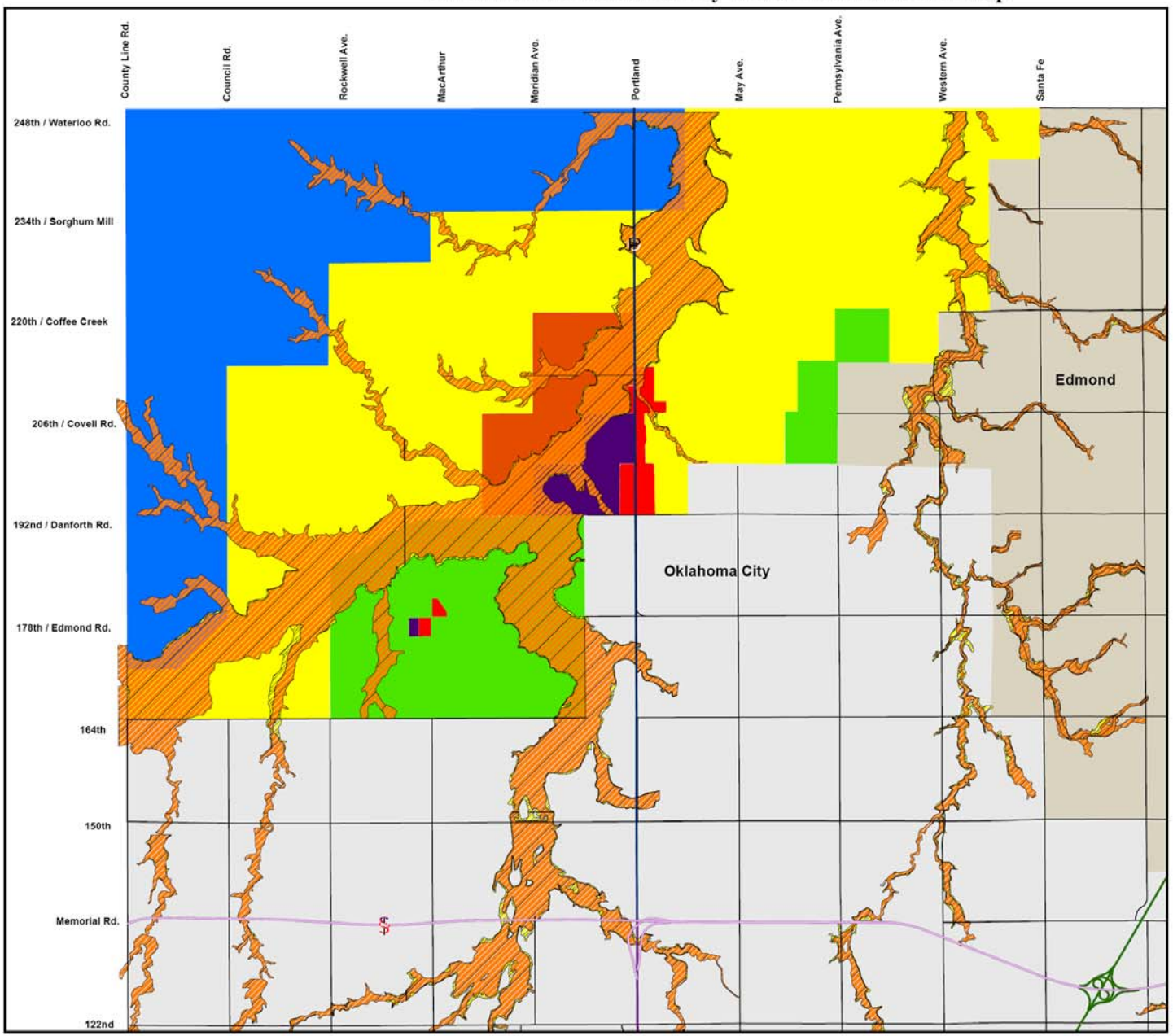
- Rural Residential 2+ Acres
- Acreage Residential 2+ Acres (clustered w/utilities)
- SubUrban .5+ Acres/Lot
- Urban Growth Area
- Planned Commercial
- Planned Industrial

Oklahoma County Floodplain ZONE

- 100 Year Floodplain
- 500 Year Floodplain

Map Produced by: Oklahoma County Planning Department

Northwest Oklahoma County Master Land Use Plan Map



Map Produced by: Oklahoma County Planning Department

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:

Minimum Lot Size	Maximum Density (units per acre)
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 / Max Density	Utilities
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	**½ 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: ½ 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: ½ 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.