

Oklahoma County Master Plan and Master Land Use Plan Map

September 2007



This document is set up for doubled sided printing.

Acknowledgements

Oklahoma County Board of County Commissioners

WILLA JOHNSON, DISTRICT ONE

JIM ROTH, DISTRICT ONE (JAN. 2003 – JUNE 2007)

LINDA SIMPSON (APPOINTED 6/2007 - 9/2007)

BRENT RINEHART, DISTRICT TWO

RAY VAUGHN, DISTRICT THREE

Oklahoma County Planning Commission

Mike Vorel, District 1

David E. Richey, District 2

Cheryl Dorrance, District 3

Janet Price, District 1

Roger Holloway, District 2

Will K. Jones, District 3

Oklahoma County Master Plan Steering Committee

Tom Hall

Jim McWhirter

Jerry Koester

Rada Manwell

Joe Atkinson

Ralph Armstrong

Oklahoma County Engineering and Planning

Stacy Trumbo, PE, County Engineer

Tyler Gammon, Planning Director

Ruth Walters, Principal Planner

Erik Brandt, County Planner

Ray D. Reaves, PE, County Engineer (Retired)

Planning Consultants:
McNayr Paque, LLC
3333 NW 18th Street
Oklahoma City, OK 73107

RESOLUTION # 2007-01

A RESOLUTION ADOPTING THE 2007 OKLAHOMA COUNTY MASTER PLAN

WHEREAS, Section 868.6 Title 19 of the Oklahoma State Statutes authorizes the Oklahoma County Planning Commission to make, adopt and publish an official master plan of the county

And

WHEREAS, after having held public hearings thereon, the Oklahoma County Planning Commission hereby adopts the Oklahoma County Master Plan to be reviewed annually and amended if necessary

And

NOW, THEREFORE, BE IT RESOLVED BY RESOLUTION that the Oklahoma County Planning Commission hereby adopts the Oklahoma County Master Plan

And

Hereby attests and certifies said Oklahoma County Master Plan to the Board of County Commissioners as provided in O.S. Title 19 §868.6.

ADOPTED AND APPROVED this 20th day of September, 2007.

**OKLAHOMA COUNTY PLANNING COMMISSION
OKLAHOMA COUNTY, OKLAHOMA**

Mike Paul
Chairperson

Wade K. [Signature]
Member

Cheyne M. Dornance
Member

Dennis E. Riches
Member

[Signature]
Member

[Signature]
Member

Janet Price
Member

The 2007 Oklahoma County Master Plan was received by the Oklahoma County BOARD OF COUNTY COMMISSIONERS on October 10, 2007.

Oklahoma County Master Plan

SECTION 1 - Introduction to County Planning.....1.1

1.1	THE PURPOSE OF PLANNING IN OKLAHOMA COUNTY	<u>1.1</u>
1.2	CHARACTERISTICS OF THE MASTER PLAN	<u>1.2</u>
1.3	ORGANIZATION AND RESPONSIBILITY FOR PLANNING	<u>1.3</u>
1.4	PUBLIC PARTICIPATION.....	<u>1.3</u>
1.4.1	Community Survey	<u>1.4</u>
1.4.2	Public Meetings	<u>1.4</u>
1.5	OKLAHOMA COUNTY MASTER PLAN USE AND ORGANIZATION	<u>1.5</u>
1.5.1	The Master Plan and Development Regulations	<u>1.5</u>
1.5.2	The Master Plan and the Development Process	<u>1.6</u>
1.5.3	Master Plan Organization	<u>1.6</u>

SECTION 2 - Planning Area and County Profile.....2.1

2.1	PLANNING AREA – UNINCORPORATED OKLAHOMA COUNTY.....	<u>2.1</u>
2.1.1	Current Land Use	<u>2.3</u>
2.1.2	Floodplain	<u>2.3</u>
2.2	SCHOOL DISTRICTS IN OKLAHOMA COUNTY	<u>2.10</u>
2.3	TRANSPORTATION	<u>2.12</u>
2.3.1	Traffic Issues	<u>2.12</u>
2.3.2	County Roads by District	<u>2.13</u>
2.4	HOUSING TRENDS & DEMOGRAPHIC CHARACTERISTICS	<u>2.13</u>
2.4.1	Housing Trends	<u>2.14</u>
2.4.2	Population Trends	<u>2.15</u>
2.4.3	Race, Age, and Marital Characteristics	<u>2.15</u>
2.4.4	Population by Age	<u>2.16</u>
2.4.5	Population by Marital Status	<u>2.17</u>
2.4.6	Population Projections.....	<u>2.18</u>
2.5	ECONOMIC DEVELOPMENT	<u>2.20</u>
2.5.1	Employment.....	<u>2.21</u>
2.5.2	Income and Wages.....	<u>2.22</u>
2.6	PUBLIC UTILITIES: WATER AND SEWER.....	<u>2.23</u>
2.6.1	Public Services	<u>2.23</u>
2.6.2	Groundwater: Water wells and Septic Systems	<u>2.23</u>

SECTION 3 - Policy Plan: Goals and Objectives.....3.1

3.1	GROWTH MANAGEMENT	<u>3.1</u>
3.1.1	Goal	<u>3.1</u>
3.1.2	Objectives and Action Statements.....	<u>3.1</u>
3.2	RESIDENTIAL LAND USE.....	<u>3.4</u>
3.2.1	Goal	<u>3.4</u>
3.2.2	Objectives and Action Statements.....	<u>3.4</u>

3.3	COMMERCIAL LAND USE	3.6
3.3.1	Goal	3.6
3.3.2	Objectives and Action Statements	3.6
3.4	INDUSTRIAL LAND USE	3.7
3.4.1	Goal	3.7
3.4.2	Objectives and Action Statements	3.7
3.5	TRANSPORTATION	3.9
3.5.1	Goal	3.9
3.5.2	Objectives and Action Statements	3.9

SECTION 4 - County Master Land Use Plan [4.1](#)

4.1	LAND USE	4.1
4.1.1	Floodplain	4.3
4.1.2	Residential Land Use.....	4.3
4.1.3	Planned Commercial.....	4.7
4.1.4	Planned Industrial	4.7
4.2	TRANSPORTATION	4.8
4.2.1	Roadway Classification.....	4.8
4.2.2	Functional Classification	4.9
4.2.3	Future Traffic.....	4.11
4.2.4	Recommendations for Future Development	4.16

SECTION 5 - Plan Implementation..... [5.1](#)

5.1	ACTIONS REQUIRED FOR IMPLEMENTATION	5.1
5.2	RECOMMENDED CODE AND REGULATION CHANGES	5.2
5.2.1	Zoning Code	5.2
5.2.2	Subdivision Regulations.....	5.2

Tables

Table 1.	Building Permits Issued and Value of New Single: 1996-2006	2.14
Table 2.	Population Trends by Decade for Oklahoma County: 1900-2000	2.15
Table 3.	Population Trends by Decade for Unincorporated Oklahoma County.....	2.15
Table 4.	Population by Race for Unincorporated Oklahoma County: 1990 and 2000.....	2.15
Table 5.	Population by Age	2.16
Table 6.	Marital Status of Persons 15 Years and Older	2.17
Table 7.	Population Projections for Unincorporated Oklahoma County, Oklahoma County, and the State of Oklahoma: 2000-2030	2.18
Table 8.	2030 Populations Projections for Unincorporated Oklahoma County.....	2.19
Table 9.	Industry of Employed Residents in Unincorporated Oklahoma County	2.21
Table 10.	Occupation of Employed Residents (1990-2000).....	2.22
Table 11.	Median Household Income (1989-1999)	2.22
Table 12.	Summary of Land Use Plan Categories	4.2
Table 13.	Traffic Volume Ranges by Street Classification.....	4.10
Table 14.	Comparison of Population Projection Estimates.....	A - 1

Figures

Figure 1. Oklahoma County General Map.....	2.2
Figure 2. Northeast Oklahoma County Current Land Use	2.4
Figure 3. Northeast Oklahoma County Physical Features and Constraints	2.5
Figure 4. Southeast Oklahoma County Current Land Use.....	2.6
Figure 5. Southeast Oklahoma County Physical Features and Constraints	2.7
Figure 6. Northwest Oklahoma County Current Land Use.....	2.8
Figure 7. Northwest Oklahoma County Physical Features and Constraints	2.9
Figure 8. Land Use in Unincorporated Oklahoma County.....	2.10
Figure 9. School Districts in Oklahoma County.....	2.11
Figure 10. Generalized Surface Geology for the Garber-Wellington Aquifer	2.24
Figure 11. Cross Section of Oklahoma County	2.24
Figure 12. Two-Acre Traditional Rural Development	4.5
Figure 13. Clustered One Acre Lots.....	4.5
Figure 14. Functional Classification, Traffic Mobility, & Land Accessibility	4.9
Figure 15. Traffic Projections by TAZ.....	4.12
Figure 16. Population Change by Traffic Zone 2000 – 2030.....	A - 4
Figure 17. Traffic Analysis Zone Boundaries in Oklahoma County.....	A - 5

Appendices

Appendix A Population Projections by TAZ	A - 1
Appendix B Clustering and Conservation Design	B - 1

- Executive Summary -

From the early history to present day, the State of Oklahoma has had a very colorful story. Prior to Statehood in 1907, the passage of the Organic Act of May 2, 1890 created Oklahoma Territory and allowed the Organization of Government in the central areas. Almost three million acres were opened to settlement by homestead and seven counties formed from the Unassigned Lands and the Panhandle. The Oklahoma Governor was authorized to apportion the members of the Legislature among the counties and was also empowered to appoint county officers. Oklahoma County was one of the first seven counties in Oklahoma organized under the Organic Act. It was designated County Number 2 until voters renamed it Oklahoma County.

The last Oklahoma County Comprehensive Plan completed and made a part of the overall planning for Oklahoma County was adopted in 1947. The changes, or differences, in all of central Oklahoma between then and now are almost incomparable. Although most of the larger communities in the five county area of central Oklahoma have completed and updated comprehensive plans many times over, Oklahoma County has not.

The 2007 Oklahoma County Master Plan represents the combined efforts of citizens, the Board of County Commissioners, the County Planning Commission, and the Planning Department staff. The comprehensive planning process is a beginning point of these efforts - this Master Plan is the end result of that process.

2007 Oklahoma County Master Plan

The Master Plan serves as the official policy document for the Planning Commission and the Board of County Commissioners when addressing growth and development issues. It is the broadest and most comprehensive document for development for Unincorporated Oklahoma County. It is a:

Physical Development Plan: Provides the Planning Commission and the Board of County Commissioners a framework to make informed decisions concerning future land development in Unincorporated Oklahoma County.

Policy Determinant: Provides vision and direction by establishing specific development goals, objectives, and action statements for various land uses.

Educational Tool: Has educational value for citizens, land owners, developers, and elected officials. The plan offers factual information about the community and insight into future development trends.

Summary of Master Plan Goals

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

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, work, and recreate – to achieve the highest possible quality of life in Oklahoma County.

Overall Plan Goals

Growth Management	Guide growth in a responsible manner that is beneficial to Oklahoma County as a whole.
Residential	Strengthen the County's urban and rural neighborhoods.
Commercial	Provide opportunity for quality commercial (or non-residential) development to serve residents of the County.
Industrial	Encourage quality industrial development.
Transportation	Promote and encourage the development of a safe and efficient transportation system throughout the County.

Summary of Land Use Policies

Residential Development: The County Master Land Use Plan Map specifies four residential land use categories: Urban Growth; SubUrban, Acreage Residential, and Rural Residential. The historic trend in Unincorporated Oklahoma County has been rural residential subdivisions and large acreages. It is expected that this trend will continue in all areas of the County.

A primary difference between urban and rural development is the availability of urban services - water and sanitary sewer - that sets the basis for small urban lot sizes or large rural residential areas. Another is the community's desire to retain a rural character in certain areas of the County. An additional factor considered in this Plan is the long term impact of continued development of one acre residential lots using water wells and/or septic systems. The major residential land use policies outlined in this plan are: 1) the identification of areas that should remain rural in character, 2) the requirement that rural and acreage development have a two acre minimum lot size, and 3) the accommodation for areas that are appropriate for development of low to medium urban density residential categories. The low to medium urban density areas are intended to accommodate a variety of residential uses including single-family, apartments, townhomes, or condominiums.

Commercial Development: The Planned Commercial land use category is intended to identify areas that are appropriate for medium to high Intensity commercial and office uses 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. Land use guidelines found in Section 3 should be used when making location and intensity of development decisions for commercial or non-residential land use.

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.

Industrial Development: 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. This land use category is intended to provide for a wide range of industrial uses and related services, where appropriate.



SECTION I - Introduction to County Planning

I.1 The Purpose of Planning in Oklahoma County

The last Oklahoma County Comprehensive Plan, completed and made a part of the overall planning for Oklahoma County, was adopted in 1947. The changes, or differences, in all of central Oklahoma between then and now are almost incomparable. Although most of the larger communities in the five county area of central Oklahoma have completed and updated comprehensive plans many times over, Oklahoma County has not. The comprehensive planning process is a beginning point for discussions and decisions on how the remaining unincorporated areas of the County can best be developed - this Master Plan is the end result of that process.

There are a myriad of practical reasons and potential benefits for going through this public process. The Oklahoma County Master Plan document will help inform the general public, serve as a guide or tool for appointed and elected County Officials, and perhaps the most significant, assist in the efficient use of funds for new infrastructure related to new growth. Some examples of why undertaking a planning process in Oklahoma County is important are:

- Growth rates in Oklahoma County between 1990 and 2000, and since 2000, are unprecedented. Prior to 1990, development pressure was low. Estimated future growth rates established in 2000 for Unincorporated Oklahoma County were minimal. However, area cities have experienced growth in major new commercial areas and have seen continuous development of new subdivisions on previously vacant land. The residential housing market has responded by “leapfrogging” these cities and building acreage subdivisions where farmland existed only a few years ago.
- Current growth in Oklahoma County threatens to exceed the design capacity of adjacent community water and waste water services, where available, to serve new growth in the abutting areas of the County.
- The character of some County roads, in areas adjacent to Edmond, Oklahoma City, or other fast growing cities, does not meet the existing, much less future, traffic demands generated by increased development. The roads in outlying areas are also facing capacity and safety problems from existing and new rural subdivisions.
- Current growth imminently threatens to exceed the capacity of several school district’s facilities and capital resources. There is no current plan for residential growth or predicting the increase in school age children in the unincorporated areas of the County.
- The County has been experiencing a disproportionate percentage of new residential development without needed support from new commercial development. Industrial development has been slow to expand into the outlying areas.
- The majority of new residential subdivisions must rely on private water wells and septic systems. Current ground water supplies are adequate, but vary throughout the County and may not be sustainable in all growth areas. Not all essential aquifer recharge areas are currently mapped. These recharge areas must be protected to insure an adequate future water supply.
- Floodplains are being encroached upon by new demands for residential land and must ultimately be protected to support aquifer recharge areas and protect against flooding.

1947

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

Oklahoma County

- The current County Zoning Code and related development regulations were designed for a rural development process and do not work well for the areas within several miles of the larger cities or for minimizing the impacts of large scale rural subdivisions.

The current effort by Oklahoma County to develop a comprehensive Master Plan includes review of all of these issues and trends.

The purpose of this effort and the resulting document is: 1) to create a general plan for long-term growth and development and 2) to guide the Oklahoma County Planning Department staff, the County Planning Commission, and ultimately, the Board of County Commissioners in making informed decisions concerning future land development in the unincorporated areas of Oklahoma County.

Why Plan?

Community land use plans represent the preferences of the local residents and property owners 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. Towards these ends, community plans establish general guidelines for development.

1.2 Characteristics of the Master Plan

Planning is an approach to problem solving and a process for making informed decisions about the future. A master plan is the officially adopted advisory document that outlines the general direction for growth management – or how a community wants to grow and develop over time.

A master plan provides a framework for decision making. It provides vision and direction by establishing specific development goals, objectives, and action statements for various land uses. A master plan establishes the foundation for zoning, subdivision, and other regulatory documents; it serves as the basis upon which land development decisions are evaluated; it acts as the framework for working with neighboring community and regional governments; and it serves as the basis for planning for future infrastructure and other community needs.

There are four essential characteristics of a master plan:

General - It is a summary of community development policies.

Comprehensive - It includes all geographical areas of a community and functional elements impacting development.

Long Range in Scope - It looks beyond the immediate concerns of the community to issues and possibilities expected in the next ten, fifteen, or twenty years.

Coordinated - It sets a foundation to identify improvements needed to accommodate anticipated and desired change.

1.3 Organization and Responsibility for Planning

Oklahoma enacted legislation in 1923 that established the scope, procedures, and limitations for planning in cities and towns. This legislation authorized the establishment of a planning commission that would act as a zoning commission and was granted the authority to conduct planning work

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

within a jurisdiction. For Oklahoma County, this grant of authority was authorized in 1972 and set forth in Title 19 Section 868.6 of the Oklahoma Statutes.

The Oklahoma Statutes state that the County Planning Commission shall make, adopt, and may publish an official master plan of the county

for the purpose of bringing about coordinated physical development in accordance with the present and future needs of the county. The master plan shall be developed so as to conserve the natural resources of the county, to insure efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity and general welfare of the inhabitants.

Section 868.6, Title 19
Oklahoma Statute Section 868.6 of Title 19 grants authority to Oklahoma County to establish a planning commission and to adopt an official master plan.

The Oklahoma County Planning Commission is therefore authorized to assist the Board of County Commissioners in determining the long-range needs for coordinated physical development of the unincorporated areas of the county, to coordinate departmental programs for certain capital improvements, and to recommend appropriate action for carrying out various projects. It was not intended that the Planning Commission usurp the authority of the Board of County Commissioners, but to assist and make recommendations to the Board of County Commissioners concerning the physical development of the unincorporated areas of Oklahoma County.

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

1.4 Public Participation

The Oklahoma County Master Plan represents the combined efforts of citizens, the Board of County Commissioners, the County Planning Commission, Planning Department staff members, and the planning consultant team. Public input has been an integral part of the planning process.

Planning, by its very nature, involves a significant amount of participation by the public. One of the positive outcomes of sound planning is the efficient use of public funds for infrastructure including streets and highways, traffic control devices, sewer, water, and schools. While these types of public services are funded from multiple revenue sources including, county, state, and federal fees and taxes, they are all directly linked to local growth and development and replacement of aging

Oklahoma County

infrastructure. There are as many public and private stakeholder groups interested in these services as there are services themselves.

Affected individuals include residents who have lived in the unincorporated county areas for decades, new residents on acreages or in rural subdivisions, property owners, the development community, highway user groups, conservation groups, rural water districts, school districts, adjacent communities, County Officials, and more.

1.5 Community Survey

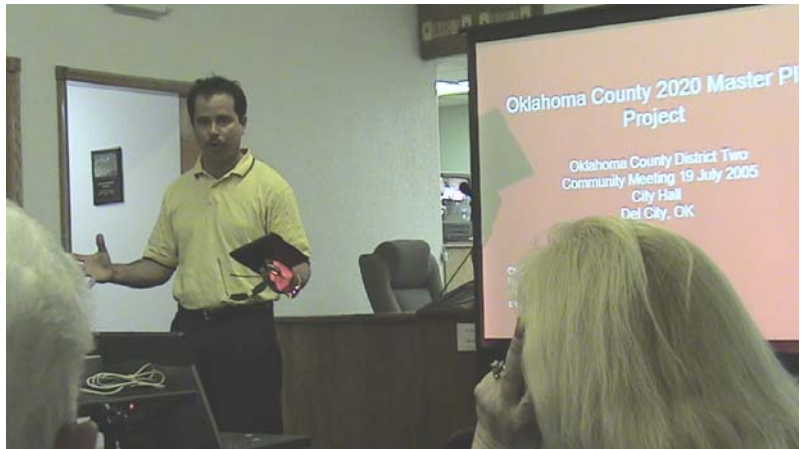
In advance of the County beginning the comprehensive planning process, Dr. Charles Warnken, PhD, with the University of Oklahoma, Architecture Department, Division of Regional and City Planning, was retained to conduct public input meetings and to summarize a survey on how County residents felt about specific topics related to existing services, quality of life, and impacts of new development in the County. The survey was developed by the County Planning Department staff and sent out to over 500 County residents. It contained twenty-nine questions. Over 180 responses were returned in April/May of 2005. Dr. Warnken used the survey results to organize the public meeting process.

1.5.1 Public Meetings

Three public meetings were held to discover citizen priorities for the Oklahoma County Master Plan. Concerns about growth and development in Unincorporated Oklahoma County were shared by County residents at all these public meetings. Several of these concerns were: loss of open space and farmland, road conditions and traffic congestion, adequate stormwater controls, the general process of growth management, public notification of development, maintaining a balance between permitting and service provision and expansion, and school capacity issues.

Oklahoma County residents indicated support for the following land development techniques:

- Support environmentally friendly development (develop away from floodplains, protect farmland, groundwater, open space, and prime soils),
- Adopt regulations for larger lot sizes (public input was a desire for 2.5 acre and larger lots),
- Adopt adequate public facility programs and regulations,
- Adopt more stringent signage, fencing and design requirements,
- Encourage a break in development patterns from existing cities.



In addition to the advertised public meetings, several additional meetings were held with developers, land development engineers, planning departments of neighboring cities, the Association of Central Oklahoma Governments, and other interested parties. A fourth public meeting was held to provide information on the draft document and the final land use plan strategies.

It is evident from all information gathered that Oklahoma County is experiencing unprecedented growth; the growth will likely continue for the foreseeable future. While there are many long-term residents who would rather the growth occur somewhere else and are satisfied with the current level of services, roads, and minimal code enforcement, there is a new and growing group of residents who are used to, and expect, a higher level of service. They enjoy large lots and the open spaces of rural Oklahoma County, but also want the road improvements, services, schools, etc. that typically are found in the urban areas.



1.6 Oklahoma County Master Plan Use and Organization

Oklahoma County's official Master Plan not only creates a general plan for long-term growth and development and a framework for decision-making, but also establishes a foundation for review and amendment of development regulations. The Master Plan uses a combination of guiding goals and objectives, text, and maps to ensure that daily decisions support the County's long-range goals.

1.6.1 The Master Plan and Development Regulations

In Oklahoma, as in most states, the relationship between a Master Plan and adopted development regulations is set by State Statutes. The County Master Plan provides the foundation and basis for the County's Zoning Code, Subdivision Regulations, and other development regulations. State law grants the County authority to establish zoning regulations, building codes, construction codes, housing codes, and other regulations for land subdivision and development.

The Master Land Use Plan Map serves as a guide to encourage the most appropriate uses of land throughout Unincorporated Oklahoma County during this planning period. It is not necessarily viewed as a direct indication of the appropriate zoning regulations to apply to a specific parcel of land in the immediate future.

The Master Land Use Plan Map was prepared in conjunction with the overall governing goals, policies, and strategies developed through the master plan process. The Master Land Use Plan Map provides direction to land owners,

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*.

Oklahoma County

developers, staff and elected officials as they make land use decisions. It is important to emphasize that the goal of the Oklahoma County Master Land Use Plan and Land Use Plan Map 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 and enhance the physical, social, and economic vitality of the County.

1.6.2 The Master Plan and the Development Process

The Oklahoma County Master Plan is neither an adopted regulation nor a legally binding document. It reflects the long-term vision of the County and includes descriptive goals and objectives to guide decision-making. It is recommended the Planning Department staff evaluate all development applications for compliance with the goals and objectives of the Master Plan and submit relative findings and recommendations to the Planning Commission and County Commissioners during the application review process.

Plan Amendment or Update

The County recognizes the Master Plan will require occasional updates or amendments to reflect changing conditions. It is recommended the Planning Staff annually review the Master Plan and make recommendation to the Planning Commission concerning the need for amendments or updates.

The Planning Commission should review the Master Land Use Plan Map and make amendments as necessary based on changing conditions or updated information. Amendment requests may be initiated by citizens, the Planning Commission, or the Board of County Commissioners.

The following criteria should be considered in order to approve requested land use designation changes from the adopted Oklahoma County Master Land Use Plan Map:

- A change in circumstances resulting from development of properties in the general area that suggest the proposed change will not be contrary to the public interest.
- There is a determination that the proposed change would not result in adverse land use or adverse traffic impacts to surrounding properties or the general area.

The Planning Staff should conduct a periodic review of County codes and regulations related to land use, growth, and development to identify revisions needed to promote the goals and objectives of the Oklahoma County Master Plan.

1.6.3 Master Plan Organization

This document is divided into these sections:

- Section 1 - Introduction to County Planning
- Section 2 - Planning Area and County Profile
- Section 3 - Policy Plan: Goals and Objectives
- Section 4 - County Master Land Use Plan
- Section 5 – Plan Implementation

SECTION 2 - Planning Area and County Profile

From the early to present day, the State of Oklahoma has had a very colorful history. Prior to Statehood in 1907, the passage of the Organic Act of May 2, 1890, created Oklahoma Territory and allowed the Organization of Government in the central areas. Almost three million acres were opened to settlement by homestead and seven counties formed from the Unassigned Lands and the Panhandle. The governor was authorized to apportion the members of the Legislature among the counties and was also empowered to appoint county officers. Oklahoma County was one of the first seven counties in Oklahoma organized under the Organic Act. It was designated County Number 2 until voters renamed it Oklahoma County.

In June of 1890, Governor George W. Steele, the first territorial governor of Oklahoma, ordered that a census be taken of the territory. At that time, the counties of Oklahoma Territory were; Logan, Oklahoma, Cleveland, Canadian, Kingfisher, Payne, and Beaver (the Panhandle region). The 1890 Census index contains 18,753 records for heads-of-household in these seven counties.

Located in the State's geographic center, Oklahoma County has a total area of 720 square miles. The 2000 US Census reported 171,849 families resided in Oklahoma County with a population of 660,448. In 2005, the County's population was estimated at 681,837. The County seat and principal city is Oklahoma City. Oklahoma County is the most populous and diverse county in the state.

Oklahoma County has a constitutional form of government composed of eight elected officials. There are three County Commissioners forming the Board of County Commissioners. Other officials are the County Assessor, County Clerk, Court Clerk, Sheriff, and County Treasurer.

2.1 Planning Area: Unincorporated Oklahoma County

Oklahoma County is divided into three districts: District 1, District 2, and District 3. Of the 720 total square miles in Oklahoma County, 578 square miles are located within incorporated cities and 142 square miles are unincorporated. There are scattered unincorporated areas within the three County Districts, that is, relatively small parcels surrounded by incorporated lands (see [Figure 1. Oklahoma County General Map](#)).

Geographically speaking, the unincorporated areas of Oklahoma County can be separated into three areas that will be used throughout this document: 1) Northeast Oklahoma County is primarily composed of District 1, 2) Southeast Oklahoma County area is primarily composed of District 2, and 3) Northwest Oklahoma County is primarily composed of District 3.

The physical environment of the planning area offers both opportunities and constraints for future development. A good understanding of the physical environment will help County planners to seize the opportunities and alleviate the constraints through proper planning. The master planning process normally requires some analysis of the physical environment of the area to be planned and some information relative to current land use, demographics, transportation, and utilities.

Oklahoma County General Map

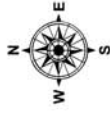
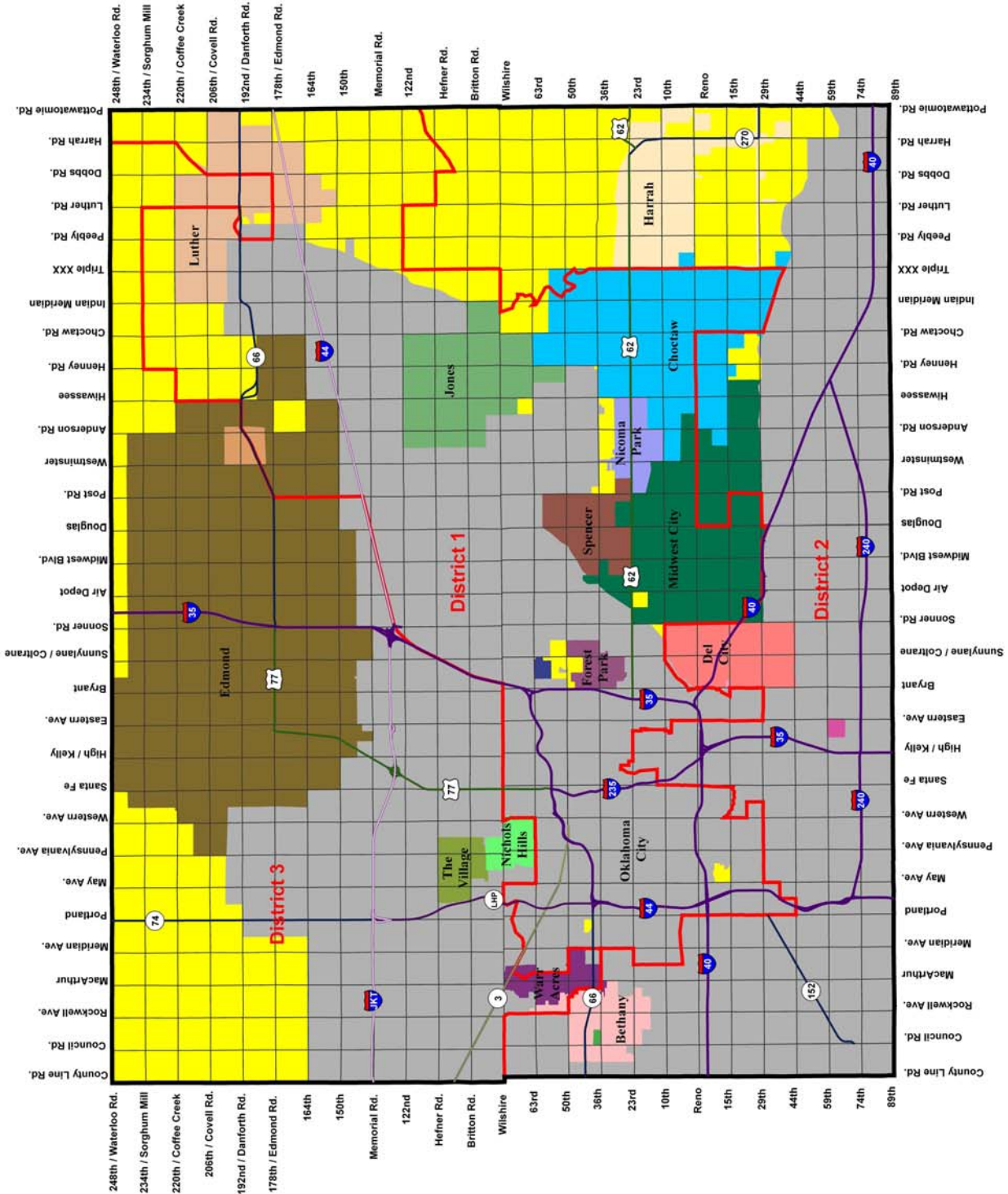


Figure 1



Figure 1. Oklahoma County General Map

2.1.1 Current Land Use

The unincorporated area of Oklahoma County currently has a land area of approximately 142 square miles. Historically, the land use in the majority of the unincorporated areas of Oklahoma County has been agricultural. Although the trend in recent years has been toward residential development, currently over 131 square miles remain zoned for agricultural uses.

A steady rise in residential development has occurred primarily in the northwest corner of the County. The availability of public water (Deer Creek Rural Water District) has played a primary role in this trend. Public sanitary sewer from Oklahoma City is also available in limited locations in the northwest area of the County (County District 3).

The presence of agricultural uses helps preserve open spaces, scenic quality, and natural wildlife habitat. Agricultural markets are increasingly competitive and across the United States, agricultural land is becoming an increasingly diminished resource. The 1997 National Resource Inventory (NRI) indicates that from 1992 to 1997, just over 11.2 million acres of land were converted to urban uses nationwide. One in four of those acres were prime farmland (3.2 million acres). Once the decision is made to convert agricultural land to nonagricultural uses (residential or commercial development), this resource is irretrievably lost. There are many trends prompting agricultural land conversion, including rising land values, the estate tax, and encroaching urban influences. Regardless of the reasons, Oklahoma County may continue to lose significant amounts of agricultural land in the coming years.

Refer to [Figure 2. Northeast Oklahoma County Current Land Use](#), [Figure 4. Southeast Oklahoma County Current Land Use](#), and [Figure 6. Northwest Oklahoma County Current Land Use](#) for current land use in the unincorporated areas of Oklahoma County. Also see graphic on land use percentages in [Figure 8. Land Use in Unincorporated Oklahoma County](#).

2.1.2 Floodplain

The physical environment includes both the natural environment and the existing man-made environment. The natural environment encompasses the land area, elevations, natural drainage basins, flood plains and slopes, water features, soil, vegetation, environmentally sensitive areas, etc. The man-made environment includes physical structures, public infrastructure, parks, etc.

Creeks, rivers, riparian and floodplain areas are prevalent throughout the unincorporated areas of Oklahoma County. New development, roads, and even agriculture uses all contribute to the loss of riparian and floodplain areas. Loss of habitat and disruption of wildlife in the rural area, as well as increased chance of downstream flooding, is often the end result.

At the same time, riparian and floodplain areas naturally limit the development opportunities throughout the unincorporated areas of Oklahoma County. The County can prevent the destruction of significant wildlife habitat by prohibiting development in areas that are designated as wetland or floodplain areas. (See [Figure 3. Northeast Oklahoma County Physical Features and Constraints](#), [Figure 5. Southeast Oklahoma County Physical Features and Constraints](#), and [Figure 7. Northwest Oklahoma County Physical Features and Constraints](#) on the following pages.)

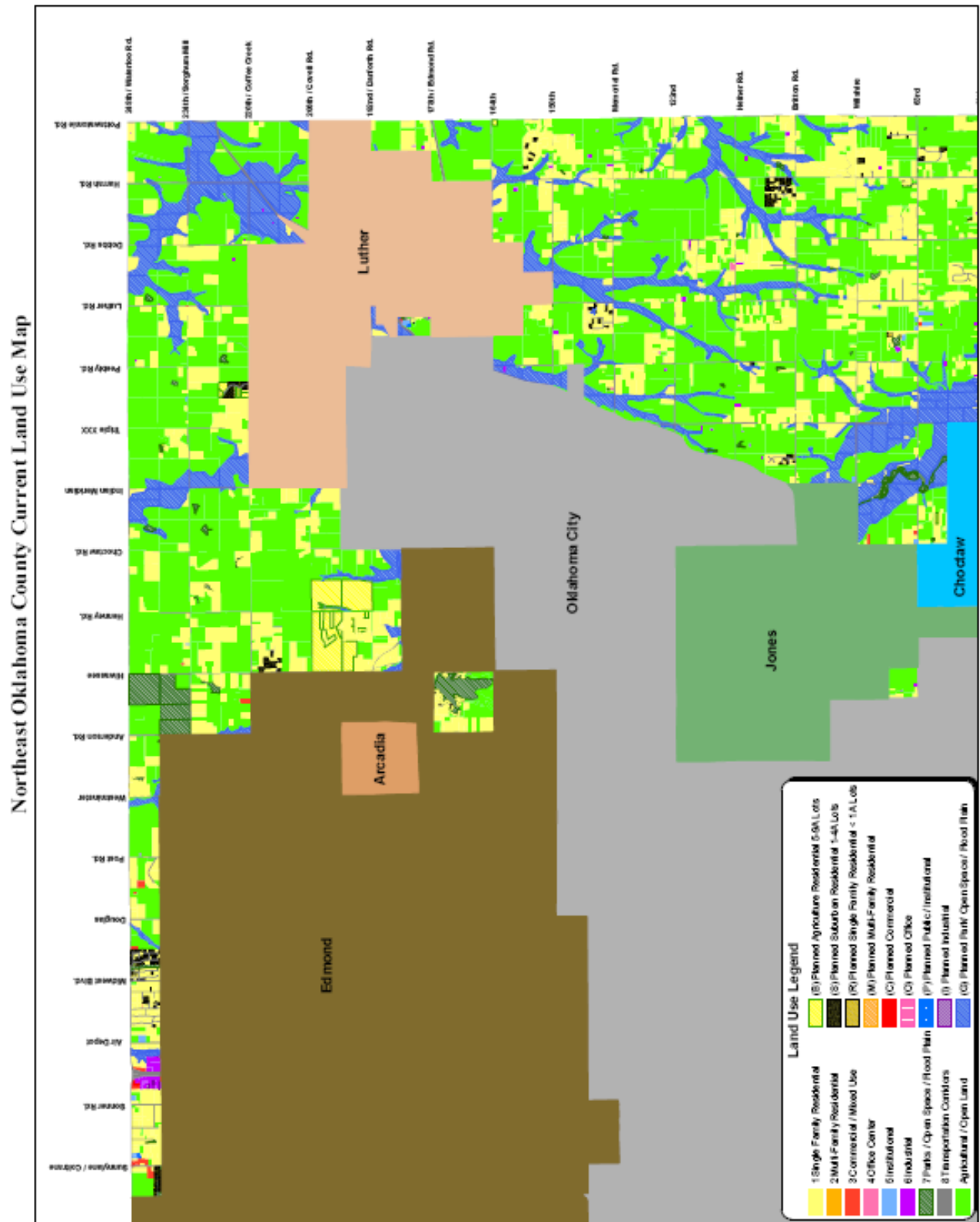
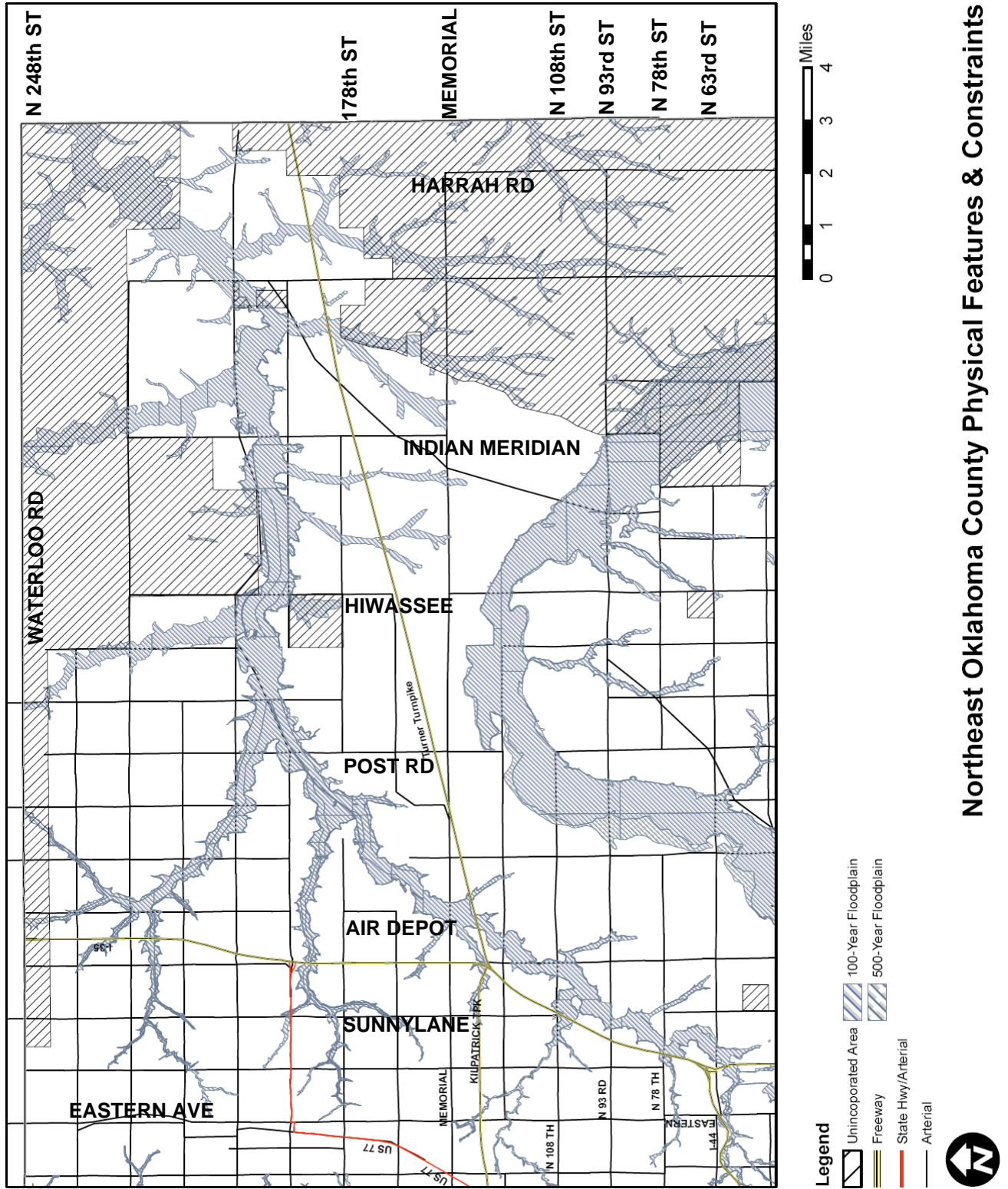


Figure 2. Northeast Oklahoma County Current Land Use



Northeast Oklahoma County Physical Features & Constraints

Figure 3. Northeast Oklahoma County Physical Features and Constraints

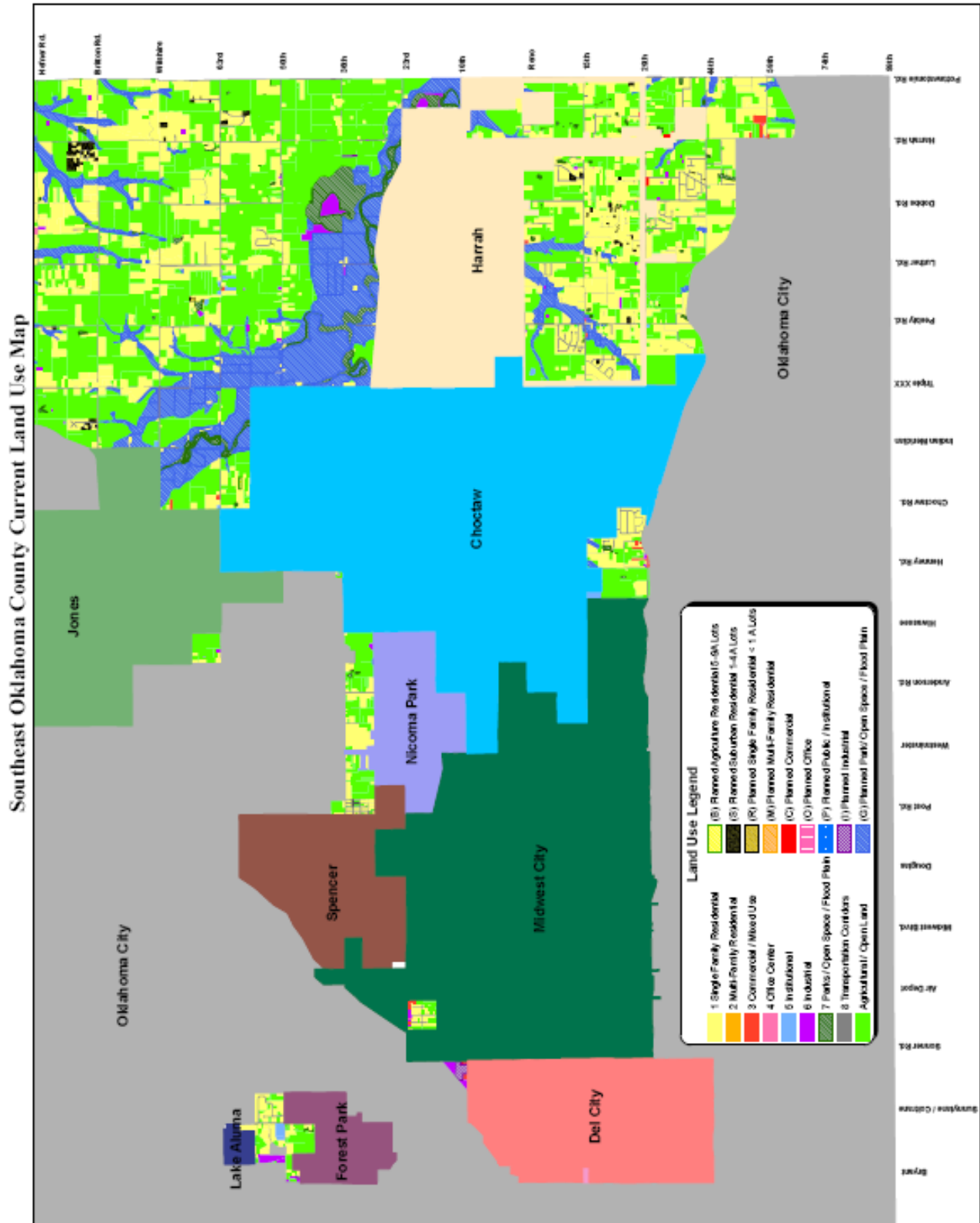


Figure 4. Southeast Oklahoma County Current Land Use

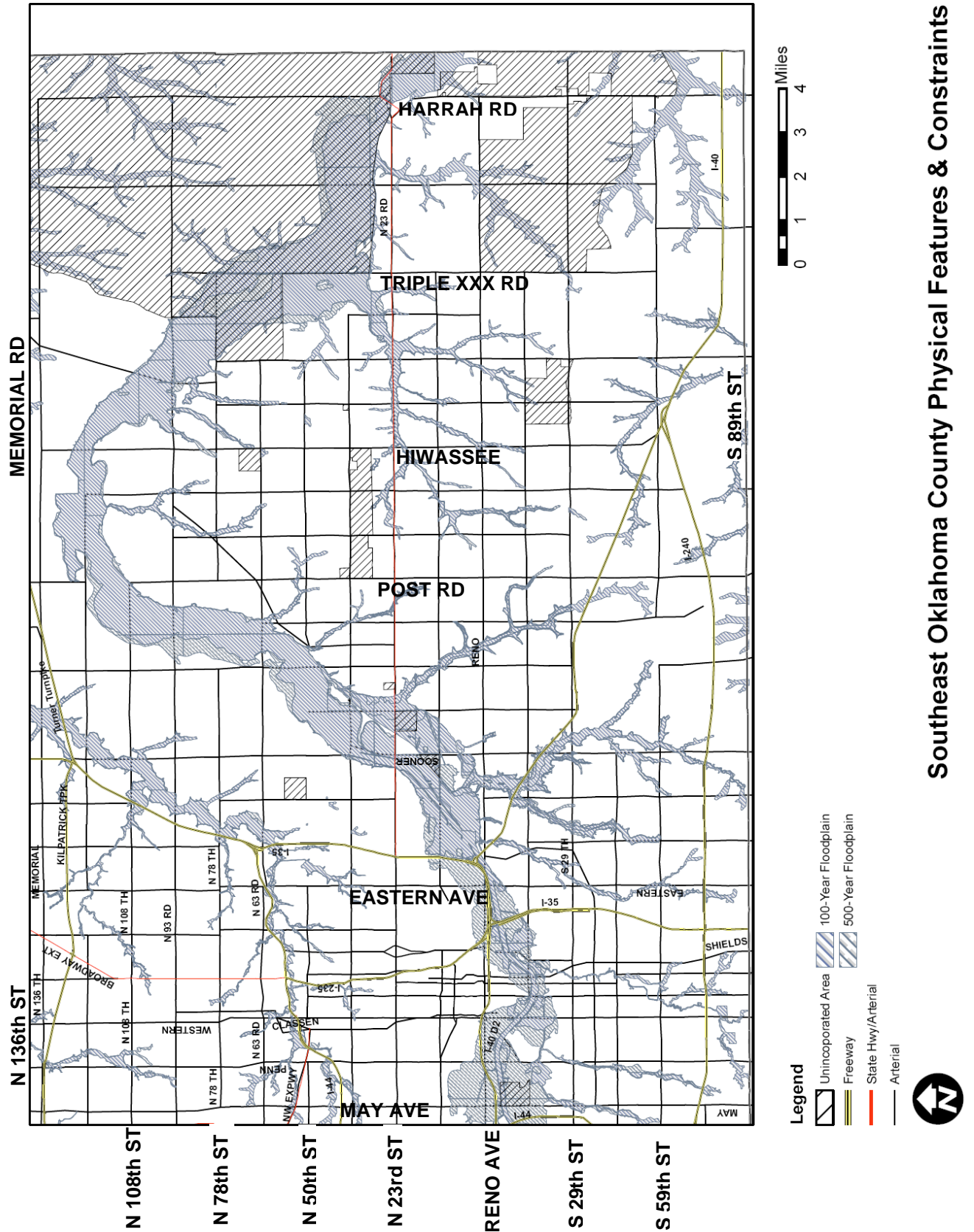
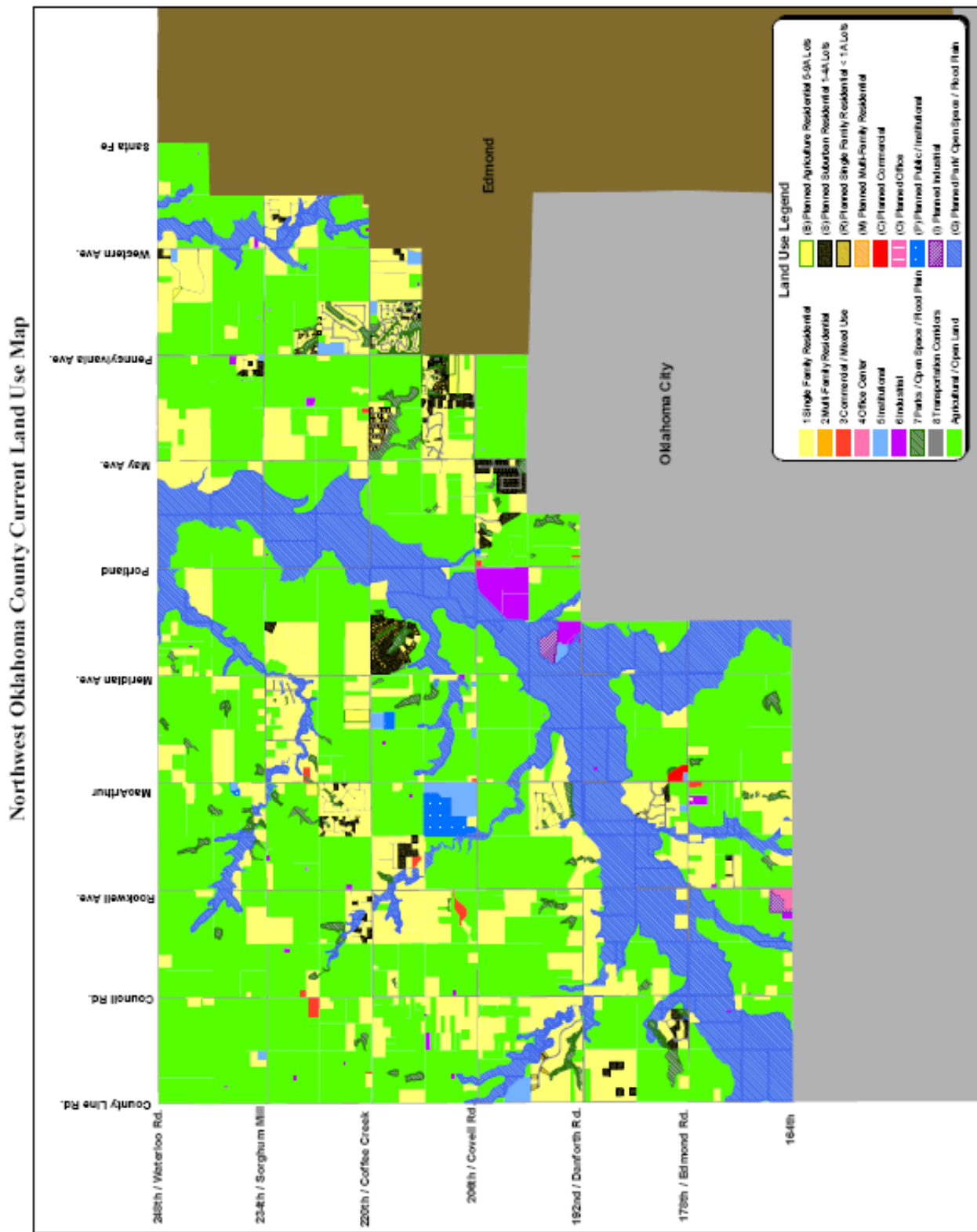


Figure 5. Southeast Oklahoma County Physical Features and Constraints



Map Produced by: Oklahoma County Planning Department

Figure 6. Northwest Oklahoma County Current Land Use

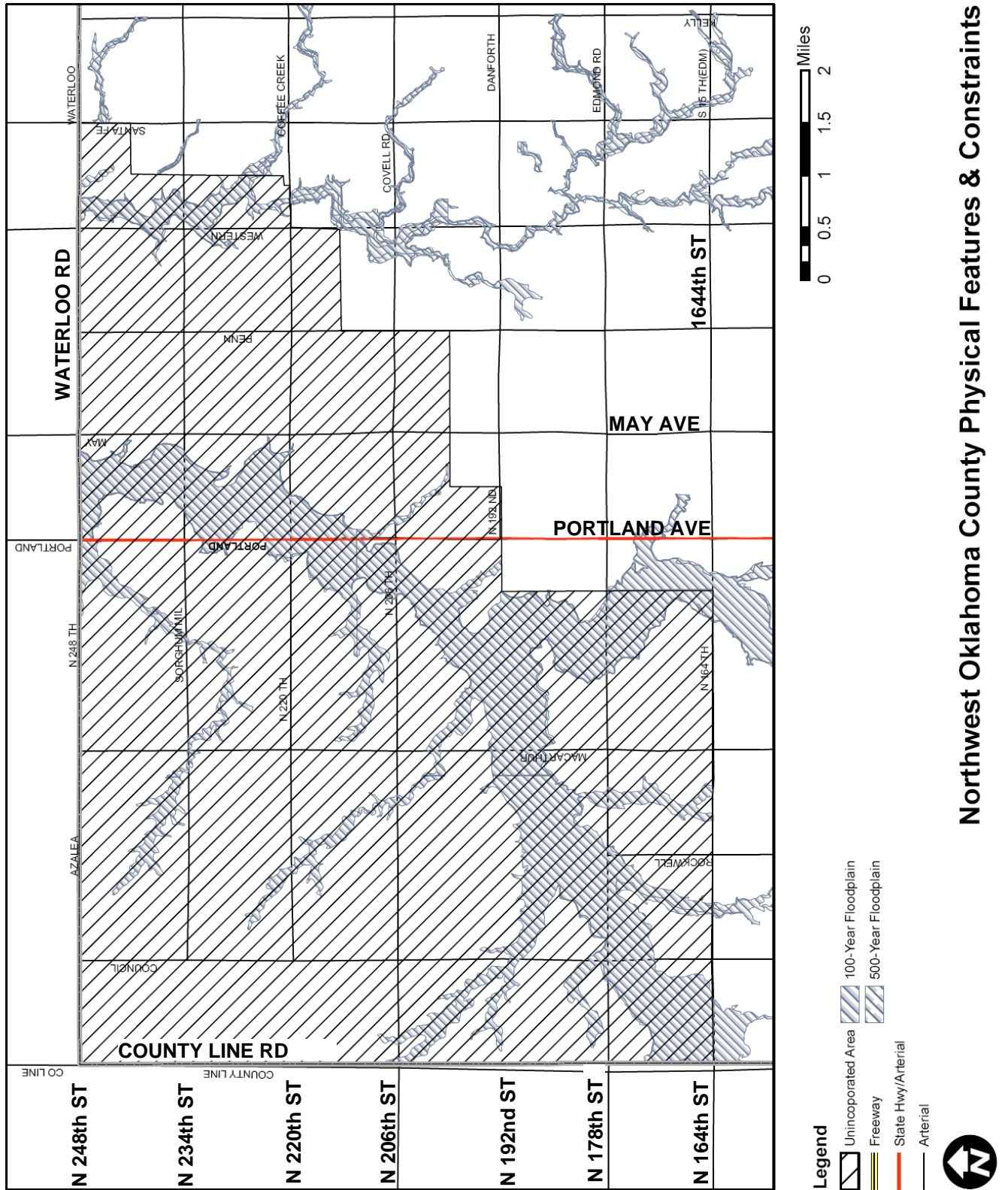


Figure 7. Northwest Oklahoma County Physical Features and Constraints

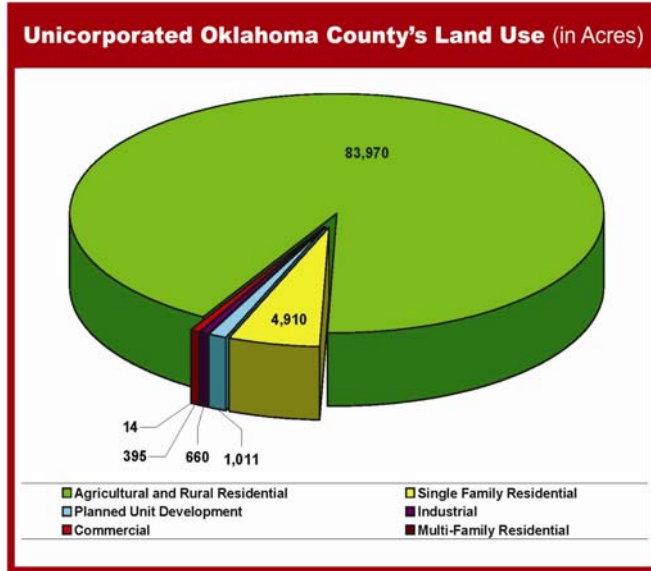


Figure 8. Land Use in Unincorporated Oklahoma County

2.2 School Districts in Oklahoma County

Within Oklahoma County, there are 17 municipal jurisdictions and 19 separate School Districts. Eight of the 19 School Districts overlap within the borders of the unincorporated areas of Oklahoma County. The overlapping districts include Oklahoma City School District, Choctaw/Nicoma Park School District, Deer Creek School District, Edmond School District, Harrah School District, Jones School District, Luther School District, and the McLoud School District.

With only one exception, school buildings within the various school districts are located in an incorporated municipality. A very small area of Unincorporated Oklahoma County falls in the Oklahoma City School District or the Edmond School District. Conversely, the majority of the Deer Creek School District serves Unincorporated Oklahoma County. Most of Deer Creek's school buildings, including the school administration building, are also located in the unincorporated area of the County.

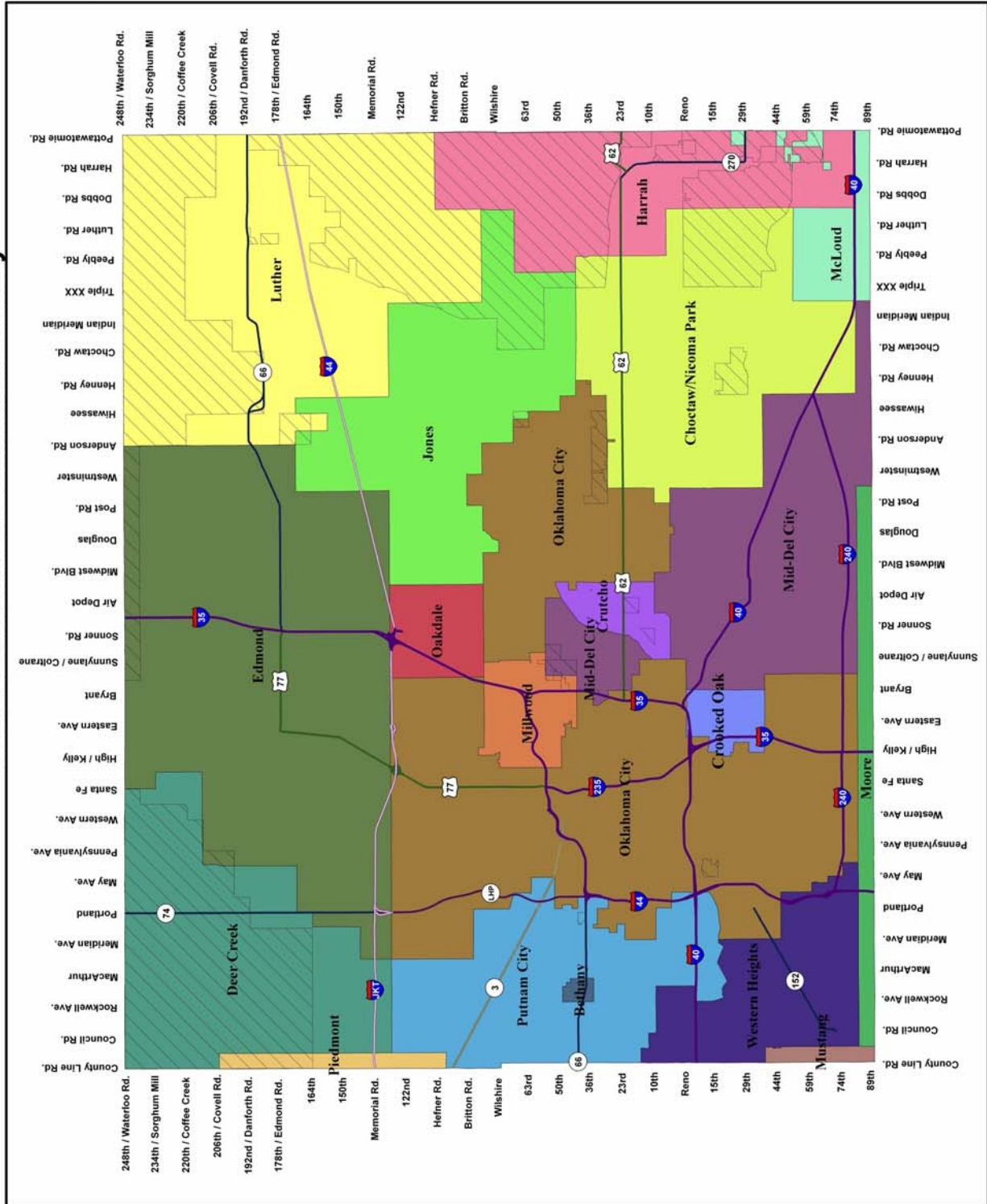
Because the majority of attendance for Deer Creek Schools is from Unincorporated Oklahoma County, this District has an enormous impact on residential growth in the northwest area, and vice versa. Currently, the Deer Creek District has three elementary schools, one middle school, and one high school. Deer Creek's total enrollment for May 2007 was 2,909 students, up from 2,809 in August 2006 (source: <http://www.deercreekschools.org/studentpopulation>).

Currently, plans are underway to construct two new schools in northwestern Oklahoma County. Deer Creek Elementary School #4 will be located on the south side of 192nd Street (Danforth Road) between Portland Avenue and May Avenue. Full funding for the project is scheduled to be available September 2008. Middle School #2 will be located on the north side of 234th Street (Waterloo Road) between May Avenue and Pennsylvania Avenue. Full funding for this project is scheduled to be available in September 2009.

See [Figure 9. School Districts in Oklahoma County](#) for information on school district boundaries in Oklahoma County.



School Districts in Oklahoma County



Legend
 Oklahoma County Cities
 Unincorporated Areas



Figure 8

Figure 9. School Districts in Oklahoma County

2.3 Transportation

The whole of Oklahoma County is served by an extensive transportation system of federal and state highways, major County arterials, buses, regional airfields, and an international airport. In addition, a growing trail and bikeway system serves recreational bicycle travel in several area cities. This transportation system accommodates over a million trips daily, mostly by single occupancy vehicles. Increasing congestion on freeways and arterials, combined with regional low ridership on buses, drives the need to develop an increasingly more extensive and higher capacity roadway and transit support network within Oklahoma County and the central Oklahoma area in general.

Accompanying the increasing demand for transportation service and more arterial capacity in Oklahoma County are the variety of jurisdictional and political boundaries overlapping within the Oklahoma City Metropolitan Area. Planning, funding, and implementation of transportation improvements within Oklahoma County are complicated by these overlapping jurisdictions. Major jurisdictions include: Oklahoma County, the City of Oklahoma City, the City of Edmond, the City of Midwest City, Luther, the Town of Arcadia, the Oklahoma Department of Transportation (ODOT), ACOG, and the Oklahoma Turnpike Authority (OTA). The metropolitan planning boundary, the Oklahoma City Area Regional Transportation Study area (OCARTS), is administered by the Association of Central Oklahoma Governments (ACOG). The OCARTS area includes approximately 2,085 square miles, which encompasses all of Oklahoma and Cleveland Counties and portions of Canadian, Grady, Logan, and McClain Counties. The OCARTS area is also designated as the Transportation Management Area (TMA) for the Oklahoma City metropolitan region.

2.3.1 Traffic Issues

An extensive series of public meetings and stakeholder interviews were held to gather a myriad of information about existing and perceived problems, and suggest options and/or preferences for solutions.

The following transportation related issues were gathered during this process:

- There is a difference in perception of “traffic congestion” between residents in lower and higher density development areas in Unincorporated Oklahoma County. This difference is more acute between long-time rural residents and newer residents from urban areas.
- Traffic volumes are higher in the urban-rural fringe areas than in less dense areas or agricultural areas.
- Growth patterns, development trends, and decisions concerning zoning and land use of adjacent cities have a significant impact on Oklahoma County transition areas.
- Many road and bridge conditions are substandard and require substantial funding for improvements, but sufficient funds are not available.
- Funding is allocated among County Commissioner’s districts and it is difficult to target high priority areas and/or projects for upgrading or extra maintenance.
- There is a lack of overall funding for new road construction.
- There is no traffic impact information required for new development.
- Pros and cons of interconnected subdivisions or rural developments is a concern.
- Should new development share in the cost of adjacent road improvements.

2.3.2 County Roads by District

2.3.2.a District One Roads

Oklahoma County District 1 is responsible for maintaining approximately 238.43 road miles within eastern Oklahoma County. This total includes roads in the unincorporated areas of District 1, and many interior roads in Arcadia, Luther, Spencer, Nicoma Park, Forest Park, and the City of Jones. Together, this accounts for approximately 40% of the total road miles in Oklahoma County.



There are over 160 bridges listed on Oklahoma County's bridge inventory. District 1 has 56 of those bridges within the district's boundaries. To date, District 1 has replaced/constructed eight (8) new bridges. Funding for bridge projects

come from a variety of sources, including county, state, and federal funds (source: <http://www.oklahomacounty.org/district1>, Oklahoma County District 1 website).

2.3.2.b District Two Roads

Oklahoma County District 2 is responsible for maintaining approximately 178.74 road miles in Oklahoma County. Primarily, District 2 is located in the southern part of Oklahoma County; a portion extends into northeastern Oklahoma County. All District 2 county roadways are hard surfaced. This includes public roadways in the unincorporated areas, as well as many interior roads which District 2 works in conjunction with the cities of Oklahoma City, Midwest City, Del City, Harrah, Choctaw and Bethany.

District 2 contains 58 bridge structures; 51 of them are currently ranked above the state sufficiency rating, four are currently being replaced and 3 are programmed to be reconstructed in the near future. (Source: <http://www.oklahomacounty.org/district2/>, Oklahoma County District 2 website.)

2.3.2.c District Three Roads

Oklahoma County District 3 is responsible for maintaining approximately 178.84 road miles within western and northwestern Oklahoma County. This total includes roads in the unincorporated areas of District 3 and many interior roads in the cities of Edmond, Oklahoma City, Arcadia, Nichols Hills, Warr Acres, and The Village.

District 3 has over 105 road miles that will be improved in 2007 and 2008; another 108 road miles are scheduled for improvement in 2009, 2010, and 2011. District 3 has 50 bridges within the district's boundaries (source <http://www.oklahomacounty.org/district3>, Oklahoma County District 3 website).

Additional information on current and future road and bridge improvements can be found on the County's website at <http://www.oklahomacounty.org>.

2.4 Housing Trends & Demographic Characteristics

This section of the Master Plan presents housing and demographic information for Oklahoma County that will help guide appropriate development policies. It examines population changes and characteristics, economic factors, and development patterns. Population increases generate demand for additional facilities and services. Different age and income segments of the population have different needs which shape demand for housing, services, and infrastructure. For instance, an elderly population creates a demand for communal housing types, medical services, passive recreational opportunities, and public transportation. However, families with young children generate demand for different housing types, day care facilities, schools, athletic recreational opportunities, and a mix of transportation options.

2.4.1 Housing Trends

Housing construction in Unincorporated Oklahoma County has been on the rise for the past several years. [Table 1](#) provides an idea of residential land development occurring in Unincorporated Oklahoma County and its construction value. The data in *Table 1* also identifies the increasing value of Unincorporated Oklahoma County's residential stock.

Table 1. Building Permits Issued and Value of New Single: 1996-2006

Year	Family Units*	Construction Cost
1996	106	\$13,153,077
1997	85	\$9,692,564
1998	117	\$18,812,977
1999	158	\$20,225,100
2000	99	\$16,683,914
2001	148	\$22,355,887
2002	228	\$39,148,867
2003	261	\$48,515,553
2004	302	\$59,731,658
2005	270	\$60,529,938
2006	166	\$41,699,763

Source: Oklahoma County Planning Department

** Data does not include mobile homes.*

2.4.2 Population Trends

[Table 2. Population Trends by Decade for Oklahoma County: 1900-2000](#) below, illustrates the historic growth of Oklahoma County's population since 1900. Oklahoma County's population has increased every census; however the rate of growth has declined significantly since 1970.

[Table 3. Population Trends by Decade for Unincorporated Oklahoma County: 1900-2000](#) shows the history of Unincorporated Oklahoma County's population growth since 1890. The unincorporated areas of Oklahoma County increased significantly from 1890 to 1950. However, the population of this area experienced a sharp decline from 1950 to 1960 and again from 1960 to 1970, most probably due to the annexation of property by abutting municipalities. The unincorporated areas of Oklahoma County have seen considerable growth from 1980 to the present.

Table 2. Population Trends by Decade for Oklahoma County: 1900-2000

Year	Population	Rate of Growth
1900	25,915	
1910	85,232	+228.89%
1920	116,307	+ 36.45%
1930	221,738	+ 90.65%
1940	244,159	+ 10.11%
1950	325,352	+ 33.25%
1960	439,506	+ 35.08%
1970	526,805	+ 19.86%
1980	568,933	+ 8.00%
1990	599,611	+ 5.39%
2000	660,448	+ 10.14%

Table 3. Population Trends by Decade for Unincorporated Oklahoma County: 1900-2000

Year	Population	Rate of Growth
1890	7,297	
1900	14,913	+104.37%
1910	17,170	+ 15.13%
1920	19,626	+ 14.30%
1930	26,691	+ 36.00%
1940	28,368	+ 6.28%
1950	50,422	+ 77.74%
1960	12,450	- 75.31%
1970	4,566	- 63.33%
1980	7,526	+ 64.83%
1990	10,555	+ 40.25%
2000	13,318	+ 26.18%

2.4.3 Race, Age, and Marital Characteristics

In 2000, the predominant race in Unincorporated Oklahoma County was white. Native Americans make up the largest minority group. [Table 4](#) shows the racial composition of the population for Unincorporated Oklahoma County.

Table 4. Population by Race for Unincorporated Oklahoma County: 1990 and 2000

Race	1990		2000	
	Number	% of Population	Number	% of Population
White	9,466	88.71	12,837	88.82
Black	417	3.91	486	3.36
American Indian, Eskimo, or Aleut	559	5.24	626	4.33
Asian or Pacific Islander	42	0.39	75	0.52
Other Race	71	0.67	84	0.58
Hispanic	116	1.09	345	2.39

Oklahoma County

2.4.4 Population by Age

Data in [Table 5. Population by Age](#) identifies the combined age group of 45 years and older had the biggest increase in population between 1990 and 2000. In 1990, this combined age group made up 26.3% of the Unincorporated Oklahoma County population, and in 2000 this same group increased to 35.61%; a 9.31 percent increase. The age group 18-24 years decreased by almost half from 1990 to 2000. The age group 25-44 increased almost 18% while the (combined) age groups, under 5 and 5-17, increased 25% from 3,025 persons to 3,783 persons. In 1990, the 25 to 44 age group was 30% of the total population, while at the same time the (combined) age group, under 5 to 17, was about 28% of the total population. The percentage of total population changed very little in 2000 for these two age groups. The similar comparisons between these two age groups make sense because the age group 25 to 44 years are people who are in the childbearing years; the under 5 to 17 age group are their children. The remaining age groups remained virtually unchanged.

Table 5. Population by Age

Unincorporated Oklahoma County, Oklahoma County, and the State of Oklahoma: 1990 and 2000

1990

Age	Unincorporated Oklahoma County		Oklahoma County		State of Oklahoma	
	Number	%	Number	%	Number	%
Under 5	689	6.53	45,788	7.64	226,523	7.20
5-17	2,336	22.13	110,902	18.50	610,484	19.41
18-24	1,529	14.49	62,095	10.36	321,659	10.22
25-44	3,225	30.55	197,333	32.91	961,560	30.57
45-64	1,986	18.82	110,951	18.50	601,416	19.12
Over 65	790	7.48	72,542	12.10	424,213	13.48
TOTAL	10,555	100%	599,611	100%	3,145,855	100%

2000

Age	Unincorporated Oklahoma County		Oklahoma County		State of Oklahoma	
	Number	%	Number	%	Number	%
Under 5	792	5.95	48,227	7.30	236,353	6.85
5-17	2,991	22.46	120,791	18.29	656,007	19.01
18-24	988	7.42	71,752	10.86	357,085	10.35
25-44	3,805	28.57	197,875	29.96	975,169	28.26
45-64	3,530	26.51	141,087	21.36	770,090	22.32
Over 65	1,212	9.10	80,716	12.22	455,950	13.21
TOTAL	13,318	100.00%	660,448	100.00%	3,450,654	100.00%

2.4.5 Population by Marital Status

Oklahoma County is a family oriented community. Sixty-seven percent of the population over 15 years of age is married, as shown in [Table 6. Marital Status of Persons 15 Years and Older](#). This percentage is somewhat higher than Oklahoma County as a whole, and the State of Oklahoma.

Together, *Table 5* and *Table 6* provide insight to the family character of Unincorporated Oklahoma County. Unincorporated Oklahoma County has a greater percentage of school age children. This illustrates the family nature of Oklahoma County. Most importantly, for planning purposes, this information should be used to determine the amount of growth in the Deer Creek, Luther, and Harrah school districts. Even though Oklahoma County government is not fiscally responsible for schools within the county, the school districts should inform Oklahoma County about increasing enrollments so Oklahoma County is aware of population and development trends. The County should also continue to inform the school districts about proposed development that may affect their future enrollment.

**Table 6. Marital Status of Persons 15 Years and Older
Unincorporated Oklahoma County, Oklahoma County, and the State of Oklahoma: 1990 and 2000**

1990

Marital Status	Unincorporated Oklahoma Co.		Oklahoma Co.		State of Oklahoma	
	Number	%	Number	%	Number	%
Never Married	2,216	27.47	106,726	23.25	500,667	20.83
Now Married, Not Separated	4,945	61.29	250,766	54.62	1,429,884	59.50
Separated	71	0.88	9,938	2.16	39,476	1.64
Widowed	340	4.21	34,324	7.48	194,484	8.09
Divorced	496	6.15	57,354	12.49	238,591	9.93
TOTAL	8,068	100%	459,108	100%	2,403,102	100%

2000

Marital Status	Unincorporated Oklahoma Co.		Oklahoma Co.		State of Oklahoma	
	Number	%	Number	%	Number	%
Never Married	1,844	18.21	135,872	26.83	607,432	23.03
Now Married, Not Separated	6,826	67.42	255,149	50.38	1,478,306	56.05
Separated	115	1.14	11,338	2.24	47,283	1.79
Widowed	406	4.01	34,807	6.87	189,169	7.17
Divorced	934	9.22	69,330	13.69	315,452	11.96
TOTAL	10,125	100%	506,496	100%	2,637,642	100%

Oklahoma County

2.4.6 Population Projections

It is imperative for the County to conduct population forecasts in order to plan adequately, and in advance, for facilities that will serve the projected population. Forecasts are very difficult to perform on any level, but even more difficult on a metropolitan or county level where the parameters used to estimate population are variable.

The factors that influence the growth in Unincorporated Oklahoma County are dependent on the varied characteristics of the individual communities in Oklahoma County and the external conditions of the areas that border the unincorporated lands. Factors that can influence growth in the unincorporated parts of the County include: economic and growth conditions in cities located in the county, annexation or de-annexation actions by cities, school district boundaries, utility availability, and development policies and decisions of abutting cities. These factors are not easily separated.

Just after 2000, the Oklahoma Department of Commerce (ODOC) prepared statewide projections up to the year 2030. [Table 7. Population Projections for Unincorporated Oklahoma County, Oklahoma County, and the State of Oklahoma: 2000-2030](#) presents the population projections generated by ODOC for Oklahoma County, Unincorporated Oklahoma County, and the State of Oklahoma in 2000. At that time, projections indicated that Unincorporated Oklahoma County's population would grow by 16% from the year 2000 to the year 2030.

Table 7. Population Projections for Unincorporated Oklahoma County, Oklahoma County, and the State of Oklahoma: 2000-2030

Projections made in 2000

Year	Unincorporated Oklahoma Co.	Oklahoma Co.	State of Oklahoma
2000	13,318	660,448	3,450,654
2005	13,750	681,800	3,576,200
2010	14,140	701,400	3,707,000
2015	14,500	719,000	3,838,400
2020	14,830	735,400	3,963,800
2025	15,150	751,100	4,081,400
2030	15,440	765,600	4,192,400

Projected % Change from 2000-2030

+ 15.9%	+ 15.9%	+ 21.5%
---------	---------	---------

Source: Oklahoma Department of Commerce

Since 2000, Oklahoma County has accumulated building permit data to use in updating population projections. County Planning Department staff worked with the Association of Central Oklahoma Governments (ACOG) to review population projections on a Traffic Analysis Zone (TAZ) basis. (A TAZ is an area as small as ¼ square mile, or as large as six square miles depending upon density of population.)

ACOG is a voluntary association of city, town, and county governments within Central Oklahoma. ACOG's purpose is to aid local governments in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development. ACOG serves as the Metropolitan Planning Organization (MPO) for the Oklahoma City metropolitan area. The Association coordinates long and short-range transportation planning and works with local government members and with

local, state, and federal transportation agencies to determine priorities for allocating federal transportation dollars within the region (Oklahoma City Area Regional Transportation Study area – OCARTS). As the MPO, ACOG also develops projections of where people are likely to live, work, and travel. ACOG uses a calibrated travel demand model to project how these trips would be distributed across the regional network. This allows planners to evaluate where travel is expected to increase and where improvements to the OCARTS street and highway network should be focused.

The ACOG staff spent many hours working with the Oklahoma County Planning Department staff and the planning consultant formulating a more accurate population projection for the unincorporated areas of Oklahoma County. The following information presents information on the methods used to update the 2030 population estimate for Unincorporated Oklahoma County. [Table 8. 2030 Populations Projections for Unincorporated Oklahoma County](#) outlines an aggressive, moderate, and conservative approach.

2000 US Census Population

- ACOG area population: 990,085 persons
- Oklahoma County: 660,448 (total county)
- Unincorporated Oklahoma County: 13,318

2030 Projections Made in 2000

- ACOG area population: 1.3 million persons
- Oklahoma County: 765,600 (total county)
- Unincorporated Oklahoma County: 20,002 (ACOG) 15,440 (ODOC)

Between 2000 and 2006, over 1,800 residential dwelling units (constructed on-site and mobile homes) (DU) were constructed in Oklahoma County. Using a conservative formula, this increase accounts for 4,120 - 4,944 additional persons moving into the unincorporated areas of Oklahoma County between 2000 and 2006. Adjusting the year 2000 population (13,318) of the unincorporated area, this increase sets the 2006 population of the unincorporated area to be between 17,348 – 18,262 persons - well above the original 2030 projections made by ODOC in 2000 and close to the 2030 projections made by ACOG (see summary above).

Again using Oklahoma County building permit data from 2000 - 2006, increased population and new residential dwelling units were placed into the corresponding Transportation Districts (TD) and Traffic Analysis Zones (TAZ) already defined by ACOG and OCARTS. Using a Growth Allocation Model, ACOG calculated 2030 population estimates.

Three different methods (and assumptions) were used to estimate the 2030 population for Unincorporated Oklahoma County. The result was a high, moderate, and low population projection. Refer to [Table 8. 2030 Populations Projections for Unincorporated Oklahoma County](#).

Table 8. 2030 Populations Projections for Unincorporated Oklahoma County
Projections made in 2007

Method	2000-2030 Population Increase	2030 Population Projection
Aggressive Approach using average 250 DU increase per year:	21,225 persons	34,543 persons
Moderate Approach based on historic residential building permit data, growth trends, and development potential.	13,682 persons	27,000 persons
Conservative Approach based solely on historic residential building permit data	10,082 persons	23,400 persons

Oklahoma County

A cooperative decision was made to accept the moderate approach and set a population projection for the year 2030, for Unincorporated Oklahoma County, at 27,000 persons. The ACOG model geographically placed the 13,682 population increase into the appropriate TAZ based on historic residential building permit data. The ACOG Growth Allocation Model was also used to generate projected traffic data for County arterial roadways.

See [Appendix A Population Projections by TAZ](#) for a map of County TAZ boundaries and a table showing 2030 Unincorporated Oklahoma County population projections by TAZ.

2.5 Economic Development

The County's economic development has direct impact on land use, transportation, infrastructure, housing, and the provision of community facilities and related services. The ability to pay for the cost of growth and to manage growth effectively is related to the balance achieved between commercial, industrial, and residential development. This concept is not fully relative to Unincorporated Oklahoma County because Oklahoma County does not provide water service or sewer services. However, Oklahoma County does maintain the majority of the roads in the unincorporated areas (as well as many miles in the incorporated areas), which is a financial issue for the County and growth related. The following points are some important links between economic development and other aspects of growth management:

- **Economic development can affect the type and quality of residential development.**
The growth of the County's internal employment base can affect the location, timing, type, and quality of residential development. New commercial, office, and particularly industrial developments, provide jobs for County residents. Local employment opportunities may generate housing demands different from those created currently in Unincorporated Oklahoma County. Varied local industries will generate varied housing demands depending upon prevailing wages.
- **Employment opportunities within Oklahoma County will present different transportation and infrastructure requirements than those based upon increasing out-migration jobs.**
The extent to which Unincorporated Oklahoma County grows is dependent not only upon employment expansion in the unincorporated area, but also in incorporated cities inside Oklahoma County. Economic development within the unincorporated areas of the County will require improved transportation systems and increased availability of water and sewer service. Some services are available outside corporate limits and many areas inside corporate limits of abutting municipalities have the required services. The County should encourage economic development in areas where transportation systems are adequate and utility systems are available, both inside and outside the unincorporated areas of the County.
- **Economic development is linked to residential growth.**
The ability to support a wide range of community services is dependent, in part, on the non-residential development that the County can sustain and attract. A continued concern is when unincorporated areas are annexed by an abutting municipality. If a large amount of residential area is annexed, it could disturb the balance between commercial and residential uses due to a probability of changed vision and plan for intensity of development in those areas by the annexing municipality.

- **The character of the County’s development, from its land use patterns to the incomes and lifestyles of its residents, is a function of economic development that can be encouraged within the County’s borders.**

Most County residents recognize that Unincorporated Oklahoma County, due to its proximity to Oklahoma City, Edmond, Harrah, Choctaw, Luther, and Jones, is poised for future growth. The character and form of growth and development in Unincorporated Oklahoma County will, in large part, be shaped by the local economy. The desired mix of residential and non-residential development in Oklahoma County will have a strong impact on the County’s character and the County’s quality of life.

2.5.1 Employment

The Bureau of Census classifies resident labor force in two different ways. The first is by the industry in which they are employed, such as agriculture, manufacturing, and services. The second is by occupation; managers and clerical workers, for example, are employed in a number of industries.

This data provides information about Unincorporated Oklahoma County residents but not the location of their employment. This data is important because an existing industry or a new industry, moving into any area is concerned with the available work force.

In 2000, half of Unincorporated Oklahoma County’s working residents were employed in either the Service industries or in Wholesale and Retail trade. Unincorporated Oklahoma County had a total of 5,952 employed residents; 2,087 (35.1%) were working in the Service industries and 931 (15.6%) were involved in Wholesale and Retail trade. The third largest group was Government, with 849 (14.3%) followed by Manufacturing with, 682 (11.5%) (see [Table 9](#)).

Table 9. Industry of Employed Residents in Unincorporated Oklahoma County

Industries	1990	1990 Distribution	2000	2000 Distribution	Percent Change 1990 to 2000
Agriculture, Forestry, Fisheries and Mining	247	5.0%	163	2.7%	- 34.00%
Construction	305	6.1%	571	9.6%	+ 87.21%
Manufacturing	439	8.8%	682	11.5%	+ 55.35%
Transportation and Warehousing, and Utilities	294	5.9%	357	6.0%	+ 21.42%
Wholesale & Retail Trade	953	19.2%	931	15.6%	- 2.30%
Finance, Insurance, Real Estate, Rental and Leasing	198	4.0%	312	5.2%	+ 57.57%
Services	1,735	34.9%	2,087	35.1%	+ 20.28%
Government	803	16.1%	849	14.3%	+ 5.72%
TOTAL EMPLOYMENT	4,974	100%	5,952	100%	+ 19.66%

Source: Summary File 3, U.S. Bureau of Census, 1990 & 2000.

According to the 2000 Census, almost 32.9% of Unincorporated Oklahoma County’s working residents were employed as management, professional, and technical workers. In 2000, there were 2,107 such workers in the County.

Oklahoma County

The County's second largest occupation group consisted of 1,709 clerical and kindred workers. The other large groups included construction, extraction, and maintenance workers. There were 974 (15.2%) construction, extraction, and maintenance workers, and 810 (12.6%) transport and material moving workers. Service workers accounted for 769 (12.0%) of the total 6,407 workers.

Since 1990, only the farming, fishing, and forestry category has decreased in both net, and in percentage, of total workers. The farming, fishing, and forestry category lost 68 workers ([Table 10](#)).

Table 10. Occupation of Employed Residents (1990-2000)

Unincorporated Oklahoma County

Occupation	1990	1990 Distribution	2000	2000 Distribution	% Change 1990 - 2000
Management, Professional & Technical	1,350	27.1%	2,107	32.9%	+ 56.07%
Sales and Office	1,368	27.5%	1,709	26.7%	+ 24.92%
Construction, Extraction, and Maintenance	791	15.9%	974	15.2%	+ 23.13%
Transport & Material Moving	691	13.9%	810	12.6%	+ 17.22%
Farming, Forestry, & Fishing	106	2.1%	38	0.6%	- 64.15%
Services	668	13.4%	769	12.0%	+ 15.11%
TOTAL	4,974	100%	6,407	100%	+ 28.80%

Source: [Summary File 3](#), U.S. Bureau of Census, 1990 & 2000.

2.5.2 Income and Wages

According to the 2000 Census (see [Table 11](#)), the median 1999 household income for Unincorporated Oklahoma County residents was \$50,068. The corresponding State median was considerably lower at \$33,400. The only entities in Oklahoma County that have higher median household incomes are the City of Nichols Hills at \$86,303, Town of Forest Park at \$55,536, and the City of Edmond at \$54,556.

Table 11. Median Household Income (1989-1999)

Jurisdiction	1989	Percent of State	1999	Percent of State	%Change 1989 - 1999
Unincorporated Okla. County	\$34,860	147.85%	\$50,068	149.90%	+ 43.63%
Oklahoma County	\$26,129	110.82%	\$35,063	104.97%	+ 34.19%
Oklahoma City	\$25,741	109.17%	\$34,947	104.63%	+ 35.76%
Nichols Hills	\$63,944	271.21%	\$86,303	258.39%	+ 34.96%
Forest Park	\$47,679	202.22%	\$55,536	166.27%	+ 16.47%
Edmond	\$37,644	159.66%	\$54,556	163.34%	+ 44.92%
State of Oklahoma	\$23,577	100%	\$33,400	100%	+ 41.66%

Source: [Summary File 3](#), U.S. Bureau of Census, 1990 & 2000.

2.6 Public Utilities: Water and Sewer

2.6.1 Public Services

Unincorporated Oklahoma County currently does not have a water or sanitary sewer utility infrastructure to support major economic development or urban residential development throughout the unincorporated areas of the County. This is a hindrance to development in some areas of Unincorporated Oklahoma County. Public water services are available from the Deer Creek Rural Water District in northwest Oklahoma County; some areas of the northwest portion of Unincorporated Oklahoma County are served by Oklahoma City public water and some areas may be served if utility lines are extended. Oklahoma City also has public sanitary sewer services that can be extended to certain portions of the northwest corner of the County.

2.6.2 Ground water: Water Wells and Septic Systems

The majority of Unincorporated Oklahoma County utilizes water wells and septic systems for both residential development and for small business or commercial uses.

Oklahoma County does not maintain a centralized public water distribution system in its unincorporated areas. Outside the areas that have access to public water facilities described in Section 2.6.1 above, residents and businesses rely on individual wells to provide water. Concern regarding ground water quantity and quality may place limitations on the use of individual water wells in the future. The County should consider undertaking a groundwater study related to future development needs.

The County also does not have a centralized waste water collection, treatment, and disposal system in its unincorporated areas. On-site waste water disposal systems such as septic tanks or aeration systems are used to service development in the unincorporated areas. Some areas in the northwest portion of Unincorporated Oklahoma County may be served by municipal sanitary sewer treatment facilities. Soil characteristics in some parts of the County limit the use of septic tanks while residents voice concern over long-term and unchecked growth of the number of septic systems.

Although ground water is generally available throughout Oklahoma County, its depth, production sustainability, and susceptibility to surface contaminants varies.

The quality of ground water for residential use improves moving from west to east along approximately Danforth Road through District 3 and District 1. From the west County line to the east until approximately Western Avenue, the availability of ground water is affected by the overlying Hennessey Geologic Formation. The Hennessey Geologic Formation does not contain as abundant an amount of water as does the Garber Sandstone.

The Garber Sandstone, which is rich in available water, is deepest at approximately Western Avenue and becomes significantly thinner in the eastern part of the County. The eastern portion of the Garber Sandstone has less depth and is exposed near the surface. For this reason, land use and land development in this area should be regarded relative to its capacity to degrade the ambient ground water quality. Recognizing this, site controls and minimum development area should be added when approving new development.

For graphic details on groundwater, see [Figure 10. Generalized Surface Geology for the Garber-Wellington Aquifer](#) and [Figure 11. Cross Section of Oklahoma County](#).

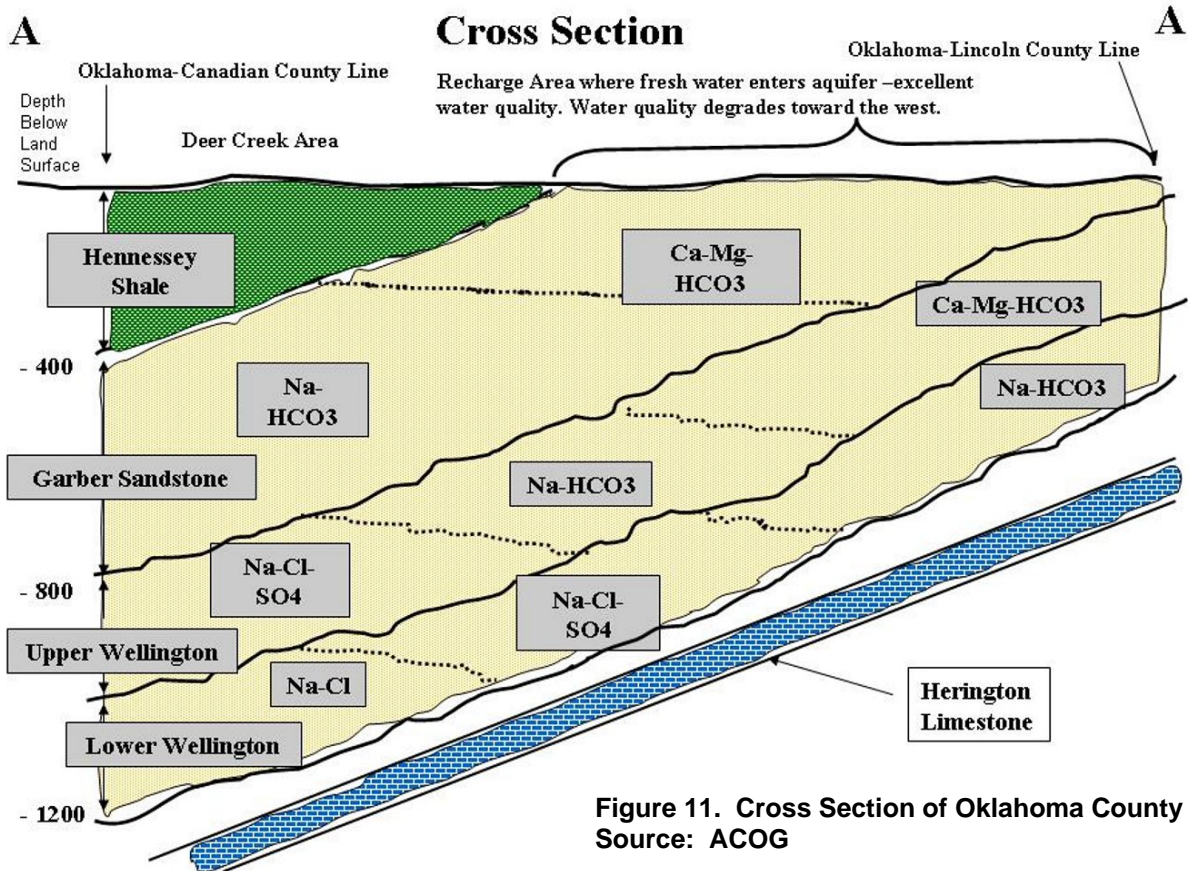
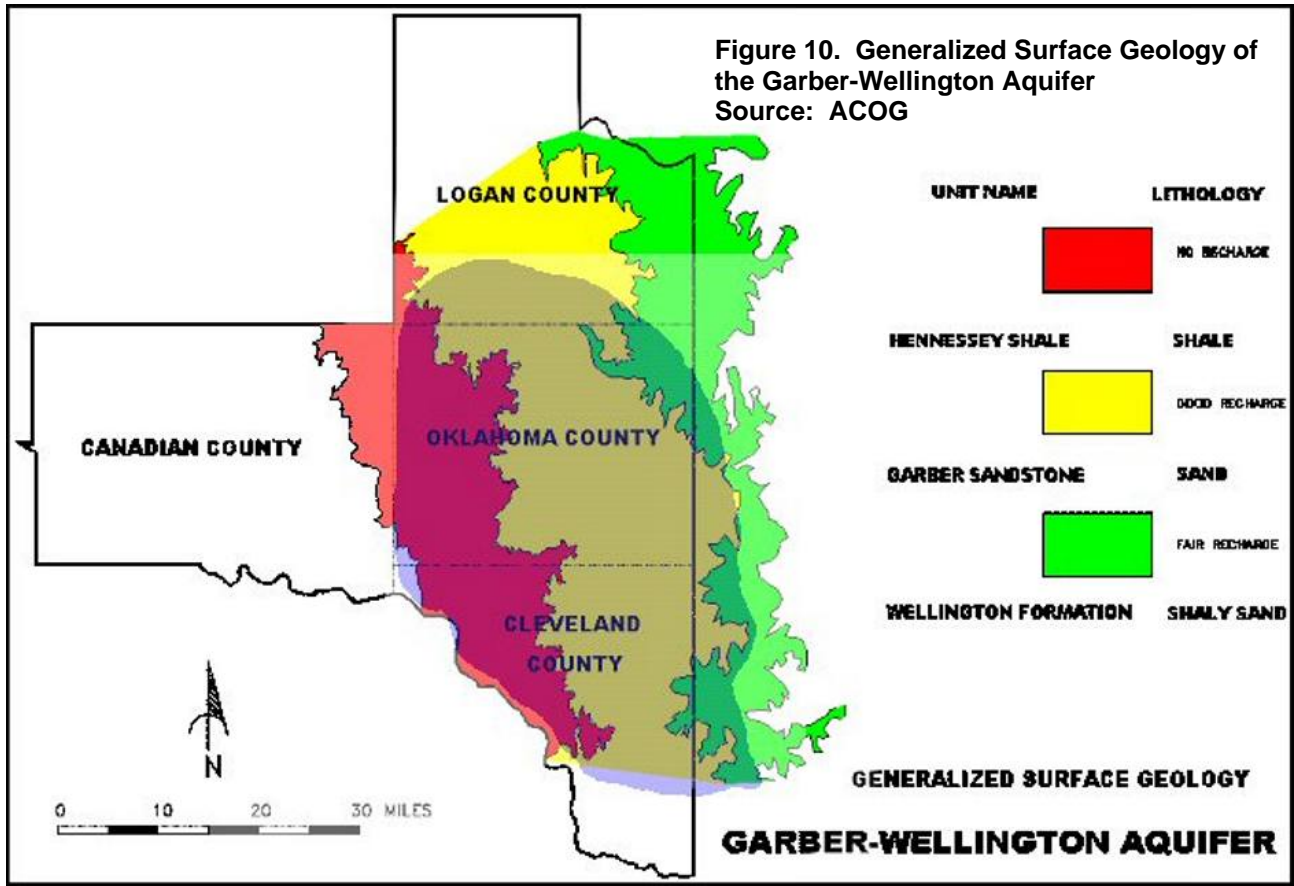


Figure 11. Cross Section of Oklahoma County
Source: ACOG

SECTION 3 - Policy Plan: Goals & 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, work, and recreate - to achieve the 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 direction as planning issues are considered. Community Goals help to shape - for better or worse - the community.

Goal setting is a participatory action. The goals and objectives outlined herein are the result of the public participation process, the inventory and analysis of existing conditions and projections, County Commissioners input, Planning Commission input and review, interviews with County stakeholders, and on-going input and review by the County Planning Department staff. A description of these terms is provided as follows:

Goal – a broad statement of the expectations of the citizens of the County with regard to the kind of community they desire. Goals are the future of the plan; the ideas and things 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 expectations (goals). Generally an objective does not outline a specific solution, but is the basis for decision making and establishing a strategy or a course of action.

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

Goals and objectives are the framework for the Oklahoma County Master Plan. Many of the goals and objectives are interrelated. This section of the document should be reviewed frequently and amended as needed to remain current and useful as a decision-making guide.

For clarification, “should” is intended to mean that which ought to occur, but is not mandatory. The word “shall” is intended to mean mandatory. Since the Oklahoma County Master Plan is a guide and not adopted as regulation, the term “shall” is typically not used in this document.

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 Plan Map.
- a. Encourage land uses consistent with the rural character of the County.
 - b. Ensure that newly developed areas are compatible with existing and adjacent land uses.

- GM - 2** Support development that uses land efficiently, preserves undisturbed natural lands where possible, and protects water and other natural resources.
- a.** Promote subdivision design that preserves natural landscapes and existing topography.
 - b.** Encourage the development of “green spaces” that may be protected with the use of conservation easements; the “green spaces” would be dedicated and maintained by a homeowners’ association.
 - c.** Discourage the drainage and/or filling of natural wetland areas and the destruction of significant wildlife habitats.
 - i.** Strategy: Require all development to comply with county, state, and federal environmental regulations.
 - ii.** Strategy: Avoid development in areas that are designated as wetland or floodplain areas.
 - d.** Encourage clustered development to help reduce overall development and maintenance costs. Clustered development reduces the length of subdivision streets, curbing, sidewalks, drainage lines, and other utilities. Clustering also preserves green space and results in decreased storm water runoff.
 - i.** Strategy: Encourage the use of Planned Unit Developments.
 - ii.** Strategy: Review and revise, as needed, the zoning and subdivision regulations to provide flexibility for cluster development.
- GM - 3** Promote land use compatibility with development in adjacent cities along shared borders with the County.
- a.** Consider neighboring jurisdictions zoning classifications and development patterns when considering zoning and development issues in the unincorporated areas of Oklahoma County.
 - i.** Strategy: Indicate zoning classifications of adjacent jurisdictions on maps or reports that are reviewed by the County Commission or Planning Commission.
 - ii.** Strategy: Periodically review new and proposed development along the borders in adjacent jurisdictions.
 - b.** Continue communication with planning offices in adjacent jurisdictions.
- GM - 4** Promote a balance between development activities and preservation of natural resources, rural character, and open space.
- a.** Encourage land use changes that protect, to the extent practical, the County's prime agricultural lands and natural environment.
 - i.** Strategy: Review/study the need for larger minimum lot requirements for rural areas.
 - ii.** Strategy: Review State Statutes for necessary changes.
 - b.** Encourage development first in existing platted areas.
 - c.** Protect the quality and quantity of ground water supplies.
 - i.** Strategy: Identify and protect local aquifer recharge areas and ground water and surface water resources.
 - ii.** Strategy: Utilize planning & zoning decisions to guide the location and intensity of development in order to minimize the impact on existing water resources.

- d. Protect the ambient quality of rivers and streams.
- e. Minimize non-point sources of pollution; protect ground water.
- f. Ensure that adequate land is set aside for septic fields and waste treatment to ensure that water quality is maintained and that wastewater lateral areas are adequate where public sewer is not available.
 - i. Strategy: Review/study the environmental concerns of water wells and septic systems to determine threshold for 'overpopulation' of such systems and the impact on ground water quality and aquifer recharge ability.
 - ii. Strategy: Require larger lot area for building sites that must use water well and septic systems – thus lowering the density of housing development and the number of wells and septic systems in given areas.
 - iii. Strategy: Collect water well drilling data (location, depth, new or 're-drill') to gain historic perspective of ground water issues.
 - iv. Consider undertaking a groundwater quality and quantity study related to future development needs in the County.
- g. Protect topsoil and 'silted' of creeks, streams, bar ditches, stormwater basins, etc.
 - i. Strategy: Promote innovative grading and soil conservation practices to reduce erosion and promote sediment control.
 - ii. Strategy: Adopt construction regulations regarding erosion controls on-site, protection of trees over a certain caliper, and stormwater retention basins.

GM - 5 Support higher residential density development in the areas designated as *Urban Growth Area* on the Oklahoma County Master Land Use Plan Map.

- a. Encourage the extension of public sanitary sewer lines from Oklahoma City and Edmond, funded by private developers, in the Urban Growth Area and in accordance with the Oklahoma County Master Land Use Plan Map.
- b. Encourage the extension of public water lines in the Urban Growth Area from Oklahoma City, Edmond, or Deer Creek Water District, in accordance with the Oklahoma County Master Land Use Plan Map.

GM - 6 Strengthen the County's oversight of land use developments and maintain the ability and right to guide County growth.

- a. Update the County Zoning Code and Subdivision Regulations to accommodate changes in technology.
- b. Improve coordination and cooperation among various levels of government and with the private sector. Work to update the State's enabling legislation for County jurisdiction over land use development.
- c. Continue land use planning and development coordination with other community and agency plans to improve effective implementation of goals and objectives.
- d. Foster a relationship between Oklahoma County and other public entities that provide utility services within the unincorporated areas of the County.

3.2 Residential Land Use

Development can have a profound impact on the rural character of Unincorporated Oklahoma County, unless managed properly. On one hand, planned development can contribute positively and enhance the quality of life for County residents. On the other hand, if urbanization is allowed to happen without the application and benefits of growth management techniques, the result could be the loss of prime agricultural land, increased congestion, depletion of natural resources, negative impact on groundwater quality and quantity, and increased demand for urban services.

The following goals and objectives seek to balance the needs and wishes of area residents with the desire for continued development and growth in Unincorporated Oklahoma County. Planned and managed growth will benefit current and future residents.

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.
 - a.** Support the creation of neighborhood associations.
 - b.** Encourage property owners to maintain their property and structures.
 - i. Strategy: Adopt and enforce property maintenance codes (legislation needed).
 - ii. Strategy: Work towards changing state statutes to allow enforcement of all County building codes and regulations.
 - iii. Strategy: Work towards changing state statutes to allow enforcement of County and State codes and regulations allowing the elimination of blight, unlawful dumping, and nuisances (as defined by State and County codes).
 - c.** Prevent incompatible land uses and traffic patterns in residential areas.
 - i. Strategy: Encourage the establishment of open space/green belt areas separating developing residential areas from incompatible uses.
 - ii. Strategy: Encourage the use of a Planned Unit Development to provide open space/green belt areas.
 - iii. Strategy: Require driveway permits to insure access points do not impede traffic.
 - d.** Encourage buffer areas between higher density residential development and lower density acreage residential development.
 - i. Strategy: Locate buffer areas on the periphery of the development.
 - ii. Strategy: Provide a green belt between the higher density development and acreage development.
 - iii. Strategy: Preserve natural features such as trees and streams.

- e. Encourage positive neighborhood identification.
- f. Promote connectivity between neighborhoods and between residential areas where appropriate.
- g. Encourage a variety of high quality housing choices.
- h. Permit re-plats within subdivisions only when neighborhood integrity is protected and in accordance with the County Zoning Code and Subdivision Regulations.

RES - 4 Protect property values in existing neighborhoods.

- a. Continue strict compliance of housing and building codes.
- b. Encourage maintenance of structures and neighborhoods.
 - i. Strategy: Work towards changing legislation to allow enforcement of county zoning and property maintenance codes.
 - ii. Strategy: Adopt regulations regarding property maintenance.
- c. Require strict compliance with site plan requirements.
 - i. Strategy: Work towards changing legislation to require driveway permits, allowing review and adoption of driveway locations and standards.
 - ii. Strategy: Adopt construction regulations regarding erosion controls on-site, protection of trees over a certain caliper, and stormwater retention basins.

RES - 5 Encourage preservation of open space.

- a. Encourage a clustered development design, where feasible, to reduce development and maintenance costs.
 - i. Strategy: Encourage the use of a Planned Unit Development (PUD) as the preferred option for areas with environmentally sensitive areas.
 - ii. Strategy: Increase the minimum open space requirements in PUD regulations.
 - iii. Strategy: Retain maximum density limits in residential developments with a minimum lot size of two acres, but allow building lots to have minimum of one acre with remaining land area to be combined into private green belts or preserved in permanent open space within the development. A homeowners' association would be required for maintenance; if possible dedicate the open space to a conservation program such as the Edmond Land Conservancy or Land Legacy. A PUD would be required.
- b. Encourage preservation of existing trees and forest areas.
- c. Continue to restrict construction in the 100-year floodplain to adhere to the requirements of the Federal Emergency Management Administration and the National Flood Insurance Program.

RES - 6 Maintain high standards for mobile home parks and mobile home subdivisions.

- a. Continue to limit the expansion of mobile home parks or subdivisions with substandard improvements unless all improvements are brought up to standard.
- b. Review the County Zoning Code requirements for mobile homes and mobile home parks and subdivisions for possible revision.

RES - 7 Residential land uses should be developed in the areas as designated on the Master Land Use Plan Map.

3.3 Commercial Land Use

3.3.1 Goal

Provide opportunity for quality commercial (or non-residential) 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.
- a. Promote cluster-type development for commercial areas.
 - b. Limited commercial development should be appropriate to the rural context and scaled to serve the needs of residents in the vicinity.
 - c. Encourage the use of a Planned Unit Development when mixed-use developments or high intensity commercial developments are proposed.
 - d. Encourage commercial activity to locate in the existing commercial areas and in underutilized facilities.
- COM - 2** Locate commercial activities on major arterials and highways; preferably at major intersections.
- COM - 3** Encourage high quality commercial and office development along the State Highway 74 Corridor.
- a. Require a high standard for landscaping and signage along the State Highway 74 Corridor.
 - b. Review the County Zoning Code for any needed revisions to the Highway Commercial Zoning District.
 - c. Apply strict access controls for commercial development.
 - i. Strategy: Review the County Zoning Code for access control issues.
 - ii. Strategy: Review the County Subdivision Regulations for access control issues.
 - iii. Strategy: Require a driveway permit in order to review driveway locations and standards along abutting County roads.
- COM - 4** Minimize adverse impact on adjacent land uses.
- a. Require landscape requirements and buffer areas.
 - b. Minimize commercial land area when abutting or adjacent to residential development.
 - c. Prevent “strip-type” development along county roads/state highways (maintain country road character); avoid “spot zoning.”
 - d. Locate and design commercial development in such a way as to prevent traffic movement through residential neighborhoods or direct access to or from residential streets.
 - e. Require additional protections when abutting residential developments (i.e., greenbelts/buffer space, height limitations, additional setbacks, screening to decrease visual and noise impact, and sign restrictions).
 - i. Strategy: Review regulations controlling signage, fencing, etc.
 - ii. Strategy: Encourage the use of a Planned Unit Development when commercial uses are located adjoining residential areas.
 - iii. Strategy: Adopt erosion control regulations.

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 historic rural nature of the area and the lack of public water and sanitary sewer in the unincorporated areas. 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 Oklahoma County, there are 634 acres zoned for industrial development in 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 tracts are located in areas that may be served by public water and sanitary sewer utilities. This location is 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.
 - a.** Adequate topography, water and sewer service, roadway, rail service (if possible), and supporting public facilities should be available to industrial sites.
 - b.** Promote the development of existing areas already zoned for industrial uses.
 - c.** Protect industrial land uses from encroachment of incompatible land uses.
- IND- 2** 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- 3** Locate rural industrial activities on major arterials and highways; preferably at major intersections.
- IND- 4** Encourage the development of business parks or research parks along the State Highway 74 Corridor.
- IND- 5** 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 commercial or service activities that do not require substantial land acreage and that are responsive to environmental protection.
- IND- 6** Industrial development locations should be compatible with the natural environment.
 - a.** Industrial activity should not locate in flood prone areas, floodways, or in other environmentally sensitive areas.
 - b.** Industries that handle materials such as corrosives, gases, flammable liquids and toxins, and those that create dust, smoke, odor, or noise should not locate near residential areas.

- c. Screen or buffer industrial uses from nearby residential areas. The intensity of buffering required should be dependent on the type and intensity of industrial activity.
- d. Industries that are known to pollute, or that pose a threat to the quality of the natural environment, should not be permitted.
- e. Require mitigation measures for uses that adversely impact the environment.
 - i. Strategy: Adopt construction regulations regarding erosion controls on-site, protection of trees over a certain caliper, and stormwater detention basins.
 - ii. Strategy: Mitigation measures must conform to local, state, and federal laws prior to the approval of a building permit for construction.
- f. Encourage the consolidated location of compatible industries. (i.e., Industries with the same intensity of use and similar types of external impacts – noise, emissions, etc. – should be located near one another to minimize impact on surrounding development.)

IND- 7 Locate industrial land uses on arterial roadways.

- a. Industrial uses must be located on major arterials or highways.
- b. Require industrial developments to provide easy and safe access to and from the site.
- c. Require adequate access drives and turning radius for larger vehicles.
 - i. Strategy: Require driveway permits in order to review driveway locations and standards.
 - ii. Strategy: Review access/driveway standards for industrial uses.



Energy Plant in Southeast Oklahoma County

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 upgrading of roads to support the Oklahoma County Master Land Use Plan.
- a. Preserve and maintain the existing transportation system.
 - b. Balance the need for additional roadway capacity with the need to maintain the character of the area.
 - c. Promote the connectivity of the transportation system throughout the County.
 - d. Recognize the need for a minimum of four (4) lanes on major arterials and/or section line roads when warranted by new development.
 - e. Recognize the need to provide a minimum of four (4) lanes on all new or upgraded bridges to provide for future roadway expansion, when warranted by projected traffic needs.
- T-2** Decrease the lag time between new development and road improvements that are necessary to handle the resulting increased traffic.
- a. Road projects throughout the county should be coordinated to provide for new road and street capacity and traffic control devices linked to overall Oklahoma County growth.
 - i. Strategy: Conduct and/or contract for arterial roadways to have 24 hour traffic volume counts completed every two years.
 - ii. Strategy: Collect and maintain annual traffic accident data.
 - iii. Strategy: Coordinate with state, local, and regional (ACOG) transportation agencies for development and improvement of future transportation systems based on the Oklahoma County Master Land Use Plan.
 - iv. Strategy: Promote a county-wide pavement management system.
 - b. Require all development to complete a traffic impact analysis on all new development (residential, commercial, and industrial); adopt requirements for a Traffic Impact Analysis; legislation changes would be required.
 - c. Study methods to enable the County to require a developer to provide the paving of one-half of the arterial street when development abuts such street.
 - i. Strategy: Request a legal review and report on appropriate methods or necessary changes in State Statutes.
 - ii. Strategy: Design and adopt a County-wide Capital Improvement Program for roads, based on five to ten-year increments of projected population increases and traffic volumes.
- T-3** Preserve and protect existing and potential rights-of-way for future transportation systems; provide safe access to property.
- a. County roadway standards should be followed in all development.

- b. Require a minimum of 100 feet of right-of-way for arterial streets for all new development. Require additional right-of-way during zoning, subdivision, and building permit process.
- c. Review and revise the subdivision regulations to address access issues on collector and arterial streets for urban or rural development.
- d. Develop special access controls for State Highway 74 along intersecting county roads and adjacent to the highway.

T - 4

Protect residential neighborhoods and prevent the encroachment of incompatible development into neighborhoods.

- a. Ensure the proper placement of streets, compatible land uses and/or landscaped greenbelts and open space so as not to impact residential development with non-residential traffic.
 - i. Strategy: Avoid placement of driveways for non-residential uses on residential (local) streets.
 - ii. Strategy: Require driveway permits in order to review driveway locations and standards.
 - iii. Strategy: Review and update driveway location standards.
- b. Promote connectivity between neighborhoods whenever practical.

T - 5

Reduce congestion of traffic during peak hours.

- a. Prohibit the construction of driveways on urban residential collector streets when access is also available from an urban residential local street.
- b. Design arterials with sufficient capacity to accommodate traffic generated by projected land use.
- c. Control the intensity of new land use so traffic generated on arterials does not adversely affect the capacity of the roadway (new development should be required to submit a Traffic Impact Analysis).
- d. Require the improvement of local and collector streets in undeveloped areas, newly platted areas, replatted areas, and presently platted areas when structures are being constructed.
- e. Review/study the need for setting different design standards for urban local and collector streets and rural local and collector streets. Adopt design standards if appropriate.

T - 6

Promote the following principals in subdivision design.

- a. Design collector streets to gather and move traffic to and from the neighborhood; avoid allowing direct access through the neighborhood.
- b. Design local streets in urban residential developments in a looped or cul-de-sac orientation using collector streets as connectors.
- c. Link neighborhoods together, where practical, to provide ease of access for pedestrians and public vehicles including police, fire, sanitation, school buses, and utility vehicles.
- 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 or tract. An example is a requirement of a minimum two (2) acres per lot.

Density is generally defined as the amount or intensity of residential development permitted on a given parcel of land. It is measured in dwelling units per acre - the larger the number of units permitted per acre, the higher the density (smaller lot sizes); the fewer units permitted, the lower the density (larger lot sizes).

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

RESIDENTIAL DENSITY Examples for 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 unit per acre
Two (2) Acres	½ (0.5) dwelling unit per acre
Five Acres	1/5 (0.2) dwelling unit 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 density.

The characteristics of each land use category are summarized in [Table 12](#) and are described in the text following:

Table 12. Summary of Land Use Plan Categories

Category	Description	General Land Use	Min Lot Size Residential 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
SubUrban 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: 0.5 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: 0.5 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

*An additional discussion on density and the use of clustering and conservation subdivision design may be found in **Appendix B Clustering and Conservation Design**.

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, but development within flood zones should be restricted.

4.1.2 Residential Land Use

The historic trend in Unincorporated Oklahoma County has been rural residential subdivisions and large acreages. It is expected that this trend will continue in all areas of the County. A primary difference between urban and rural development is the availability of urban services – primarily water and sanitary sewer utilities. This difference sets the basis for small urban lot sizes or large rural residential areas. Another is the community's desire to retain a rural character in certain areas of the County. An additional factor considered in this Plan is the long-term impact of continued development of one acre residential lots using water wells and/or septic systems. The major residential land use development policies outlined in this plan are: 1) the identification of areas that should remain rural in character, 2) the requirement that rural and acreage developments have a two acre minimum lot size, and 3) the accommodation for areas that are appropriate for development of low to medium urban density residential categories. The low to medium urban density areas are intended to accommodate a variety of residential uses including single-family, apartments, townhomes, or condominiums.

At the present time, only a portion of the northwest area of Unincorporated Oklahoma County can be served by full urban services.

4.1.2.a Urban Growth Area:

- Contains a variety of housing types including single-family homes, townhomes, and apartments.
- Lot Size (lot sizes calculations may not include roadway easements):
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: 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 (lot size calculations may not include roadway easements):
Lots smaller than two (2) acres must have public water (served either by a 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 a municipal sanitary sewer treatment facility).

- Typically, development in the Suburban land use category must be developed under a Planned Unit Development (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 should have curbed, urban standard streets.
- Green space typically consists of private neighborhood parks.
- 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 (lot sizes calculations may not include roadway easements):
 - Minimum of two (2) acres per lot (or a maximum gross density of 0.5 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 lot size development:

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

1-2 acre lot size development – *clustered development:

Acreage Residential is designated for clustered rural residential development but must maintain the gross density of 0.5 dwelling units per acre (see discussion in Appendix B).

- Lot sizes less than two (2) acres must have municipal water or rural water district services.
- Replaces large two (2) acre lot development with cluster development.
- Development may cluster residential lots using a minimum of one (1) acre per lot area; the remaining open space is permanently protected through a local land trust or homeowners’ association to maintain the maximum gross density of 0.5 dwelling unit per acre for the overall development.
- 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 development reduces street length and other infrastructure costs.

* See graphics on following page or [Appendix B Clustering and Conservation Design](#).

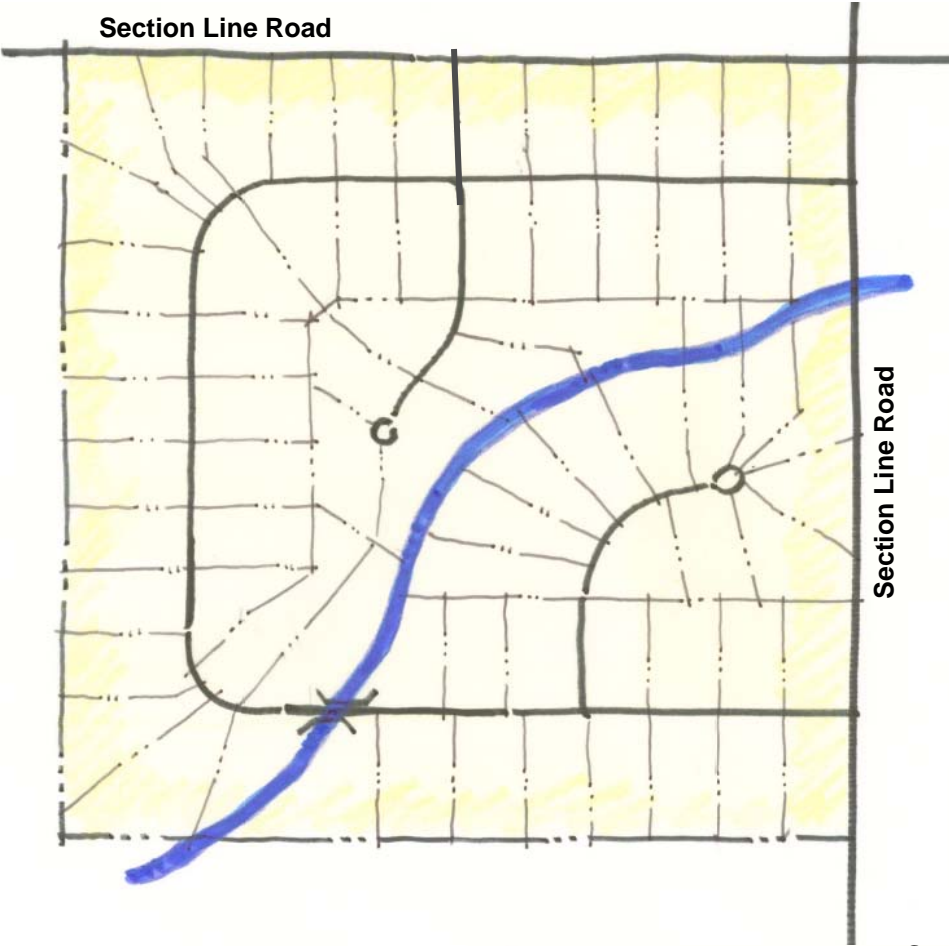


Figure 12. Two-Acre Traditional Rural Development



Figure 13. Clustered One Acre Lots

*Connective stub street if appropriate.

4.1.2.d Rural Residential:

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 land use to acreage development and 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 acre plus (5+) lots are preferred and 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. Lot size calculations may not include roadway easements.

Not a Zoning Map . . .

Community land use plans represent the preferences of local residents and property owners 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 already *allows*.

Rural and Urban Balance



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, but its intent is to preserve existing character while laying the foundation for future development opportunities that complement that character. Commercial, office, or non-residential land uses are typically located along major roadways, at major roadway intersections, 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. Land use guidelines found in Section 3 should be used when making development decisions for location and intensity of commercial or non-residential land use.

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 and density as determined by the appropriate zoning district would apply.

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 Commercial 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 make use of 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.

4.2 Transportation

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

One foundation of good land use planning is an understanding of the relationship between land use decisions and the impacts on the transportation system. For every development permit granted, knowledge concerning the amount of traffic generated by this development and its impacts on existing road network capacity is a useful tool for monitoring roadway capacity. While land developments within Unincorporated Oklahoma County are generally easy to understand, decisions about land development from other cities in the metropolitan area, ACOG, ODOT, and others affect Unincorporated Oklahoma County traffic patterns and are not as easy to track or anticipate.

4.2.1 Roadway Classification

Oklahoma County classifies its street network in a hierarchy based upon continuity, accessibility, and average daily traffic volume. A roadway classification map identifies roads as 1) state and federal highways, 2) arterials, 3) collectors, or 4) local streets.

4.2.1.a State and Interstate Highways

Oklahoma County is home to the Capital of the State of Oklahoma and includes the largest city in the State, Oklahoma City. Oklahoma City is at the crossroads of several of the nation's major interstate highways. Interstate 35 (I-35) is one of the interstates; it runs north and south through the County. It is a designated North American Federal Trade Area (NAFTA) corridor which aides in the trade of goods between the U.S., Mexico, and Canada. This designation has increased the amount of freight traffic on I-35. The interstates serve as major transporters of people traveling through the state, as well as people traveling locally. The interstate highways connect Oklahoma County with suburban communities. Freeways make it possible to travel in the metropolitan area within a matter of minutes, and this ease of accessibility has also enabled suburban expansion and out migration trends.

4.2.1.b Arterials/Section Line Roads

The purpose of the arterial system, along with freeways and expressways, is to serve as the principal network for traffic flow within the County. The primary function of arterial streets is to provide a high degree of vehicle mobility. Some arterials (i.e., section line roads) also provide land access. Arterial streets should connect areas of principal traffic generation as well as the major rural highways entering the County. Arterials should provide for distribution of through traffic to and from the collector and local street system. The existing and future traffic demands on arterial streets dictate that their design and function requires careful and continual management to improve and maintain traffic capacity for through traffic. Arterials should not penetrate identifiable neighborhoods.

4.2.1.c Collector Streets

Collectors provide access and service to land, circulate traffic between land uses, and collect and distribute traffic between arterial streets and local streets. Parking and traffic controls are usually necessary to insure safe and efficient through movement of moderate to low traffic volumes. Typically, because of large lot sizes and minimum average daily traffic counts, rural residential developments do not utilize collector roadways except at entryways.

4.2.1.d Local Streets

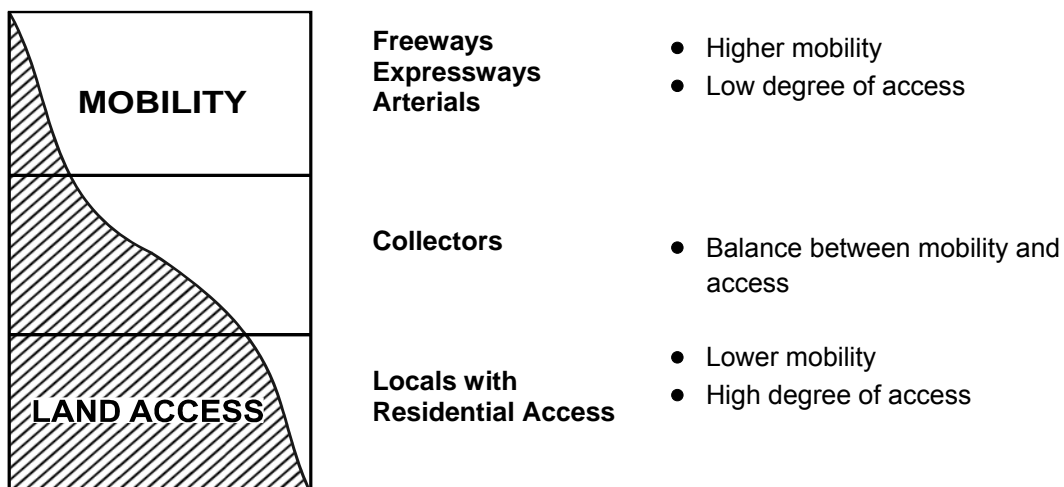
The purpose of local streets is to provide direct access to properties within a developed area. Local streets penetrate neighborhoods to provide the highest level of access to residents, business or other abutting property. Through traffic should be discouraged by using appropriate geometric designs and traffic control devices.

4.2.2 Functional Classification

The determination of the appropriate classification for streets and roadways requires a process that examines the relative role each plays as a part of the overall roadway network. The process involves an evaluation of several criteria that correlate with the primary attributes of mobility and access. Streets of higher classification usually have larger traffic carrying capacity and fewer impediments and conflicts to travel. As a result, fewer high capacity facilities are needed to serve traffic mobility demand due to the efficiency of the existing arterial street system in moving traffic. Generally, this means that there are fewer streets of higher classification and larger distances between them than with other classifications. Streets of lower classification provide access to abutting land and must be spaced more closely. It is considered most desirable to have a network of multiple lower classification streets feeding into progressively fewer higher classification streets ([Figure 14](#)).

Figure 14. Functional Classification, Traffic Mobility, & Land Accessibility

Relationship of Functionally Classified Systems Serving Traffic Mobility & Land Accessibility



The four criteria used for determining street classification are described as follows:

4.2.2.a Average Daily Traffic (ADT)

Traffic mobility is best defined as the ease with which people and goods move throughout the community on the local street or highway system. Generally speaking, the higher the traffic volume on a given roadway, the higher the street classification (see [Table 13](#)). Unless there is significant existing or planned development on streets with high traffic volumes, the demand for traffic mobility is more likely to outweigh the need for access to abutting land. Conversely, where volumes are, or are likely to remain low, the access function of the street will generally be more important than mobility. Traffic volume is measured in ADT, or Average Daily Traffic: the total volume passing a point or segment of a road facility, in both directions, during a 24-hour period.

Table 13. Traffic Volume Ranges by Street Classification

Street Classification	Average Daily Traffic
Arterials	3,000 + ADT
Collectors	1,500 – 3,000 ADT
Local Streets	Less than 1,500 ADT

4.2.2.b Length of Roadway

Length of roadway is another criterion to consider in street classification. The longer a street is, the more likely that it will function at a higher classification. Longer streets allow drivers to get from origin to destination more directly, and with a limited number of turns, stops, and other constraints that discourage them from using streets of lower classification.

4.2.2.c Street Spacing

Spacing of streets and roads is another criterion that relates to provision of mobility and/or access. Streets of higher classification usually have larger traffic carrying capacity and fewer impediments and conflicts. As a result, fewer high capacity facilities are needed to serve the traffic mobility demand of the County due to the efficiency of the existing arterial street system in moving traffic. Generally, this means that there are fewer streets of higher classification and larger distances between them than with other classifications. Streets of lower classification provide access to abutting land. In order to do this, they must be spaced more closely and there must be more of them. It is considered most desirable to have a network of multiple lower classification streets feeding into progressively fewer higher classification streets.

4.2.2.d Connectivity

Connectivity is the final attribute used to determine street classification. Streets that provide easy connections to other roads of higher classification are likely to function at a similar classification. This can be attributed to the ease of movement perceived by travelers who desire to make that connection. For example, state highways are generally interconnected with one another to provide a continuous network of high-order roadways that can be used to travel into and through urban areas. Arterials provide a similar interconnected network at the city-county level. By contrast, collector streets often connect local streets with one or two arterial streets, thus helping provide connectivity at the local scale rather than a county-wide level. Local streets also provide a degree of connectivity as a necessary component of property access.

4.2.3 Future Traffic

Projecting future traffic requires the aggregation and analysis of past and current trends in development. For Unincorporated Oklahoma County, the dominant type of land use growth will be residential. The trend for more rural residential subdivisions and large acreages will continue in all areas of the County.

While industrial and commercial development is desired, based on current trends there will be some new activity near adjacent cities and some, but less, in outlying areas. Most new industrial or commercial developments of any large scale will most likely be located on existing major highways such as North Portland Avenue (State Highway 74), US Highway 66, I-44, I-35, and the new turnpike gate at Hogback Road.

Given the projected land use trends, the largest generator of future traffic will be new residential development. An analysis of potential new residential land use was made. In order to make traffic projections from this analysis, Oklahoma County Planning Department staff coordinated with the Association of Central Oklahoma Governments (ACOG). ACOG provided Traffic District and Traffic Analysis Zone (TAZ) maps that overlay the Oklahoma County area and, utilizing a Growth Allocation Model and a calibrated travel demand model, forecasted future traffic on the County arterial system.

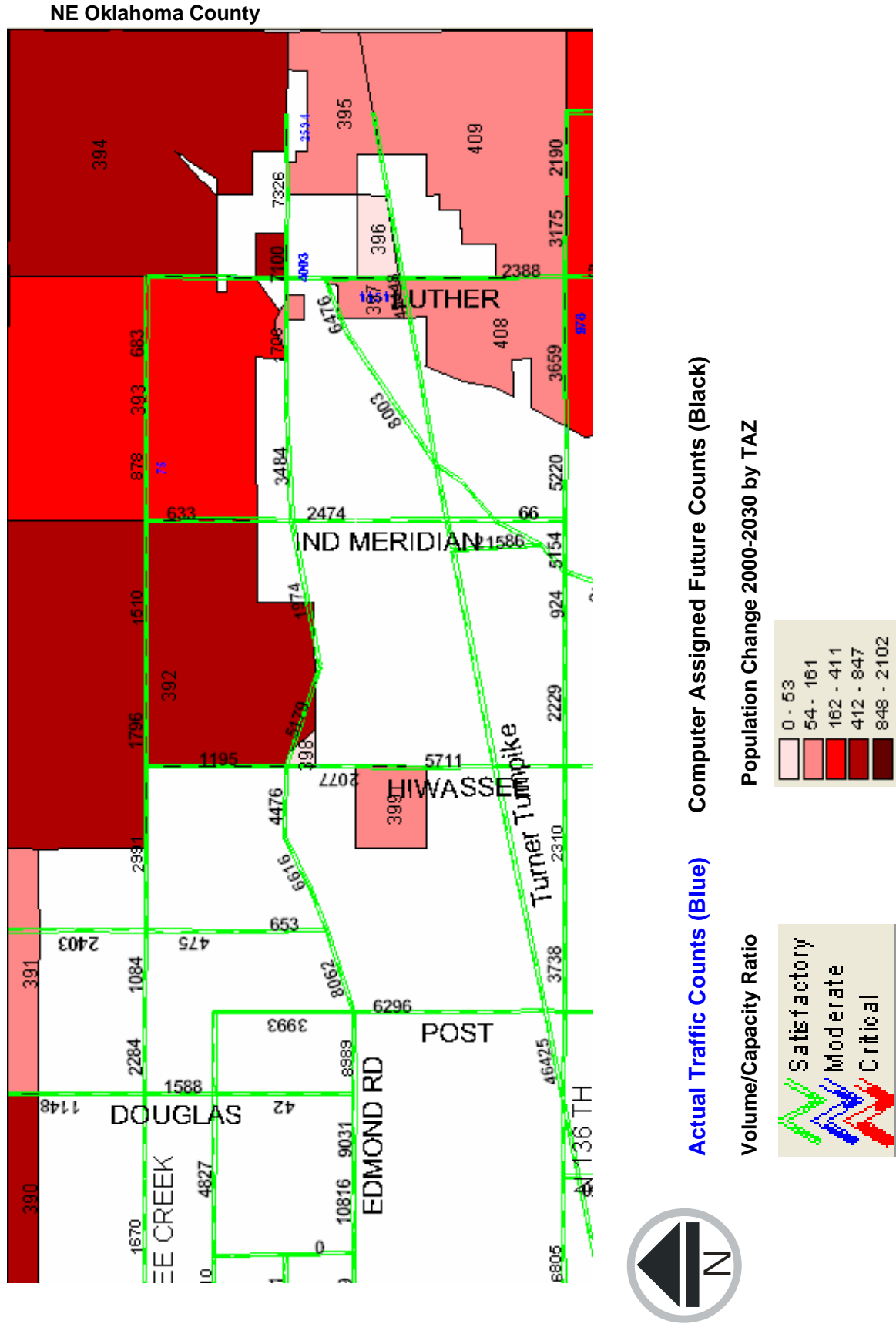
Population projections for 2030 were fit into TAZs that cover all of the unincorporated area of the County and a file was built for each TAZ. The OCARTS model utilized by ACOG has the year 2030 as its "Plan Year". The projected OCARTS growth increase for residential units was reviewed against the 2006 actual data from Oklahoma County.

The resulting 2030 projected traffic counts, along with available 2006 24-hour traffic counts, are shown in [Figure 15. Traffic Projections by TAZ](#). Increases in population are indicated by TAZ and are color coded. The more significant traffic growth occurs in the northwest part of the County and in areas contiguous to Oklahoma City and Edmond. Levels of service are also shown, ranging from "satisfactory" to "critical". Satisfactory levels of service indicate generally smooth traffic flow in non-peak hours whereas moderate or critical ratios would indicate time delays and congestion throughout the day, with peak hour conditions the most critical. Those sections of arterials with moderate to critical levels of service are found nearest to the adjacent cities. The most critical congestion would be on Covell Road between Pennsylvania Avenue and Portland Avenue (State Highway 74). There are no other concentrated areas of "critical service" in other parts of Unincorporated Oklahoma County.

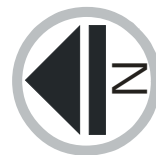
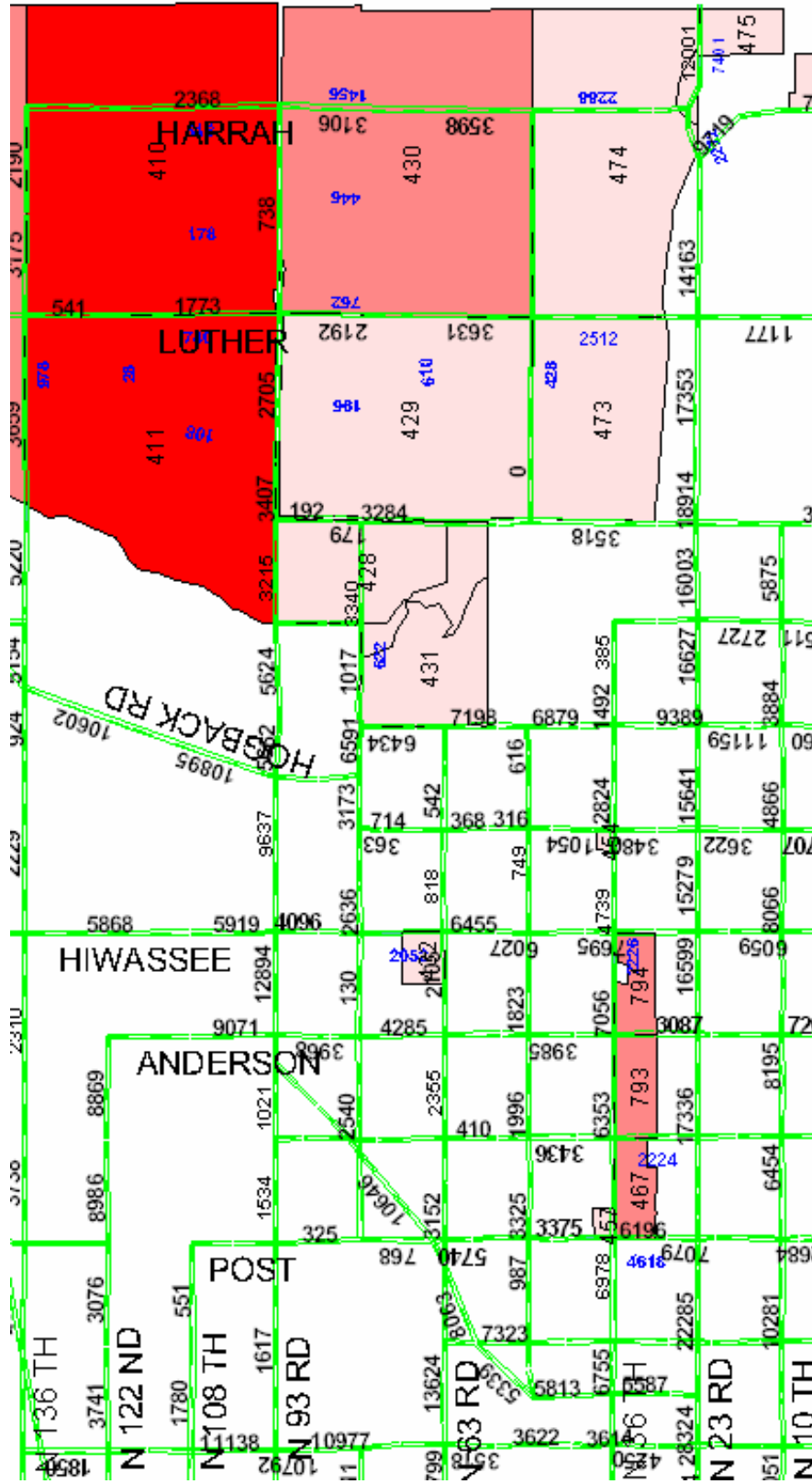
Recognizing that County roads will continue to experience an increase in traffic, the County will be challenged to balance the need for additional roadway capacity with the availability of funding. Over time, many section line roads will require a minimum of four (4) lanes when warranted by new development. Due to the expense of bridge replacement, new or upgraded bridges should be designed with a minimum of four (4) lanes to provide for future roadway expansion.

Discussions on population projections are found in Section 2.4.6 Population Projections and in [Appendix A Population Projections by TAZ](#). A map with corresponding Traffic Analysis Zone (TAZ) boundaries is also found in *Appendix A*.

Figure 15. Traffic Projections by TAZ

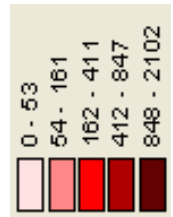


SE Oklahoma County (Part 1)

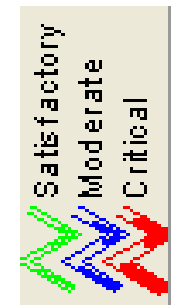


Actual Traffic Counts (Blue) Computer Assigned Future Counts (Black)

Population Change 2000-2030 by TAZ

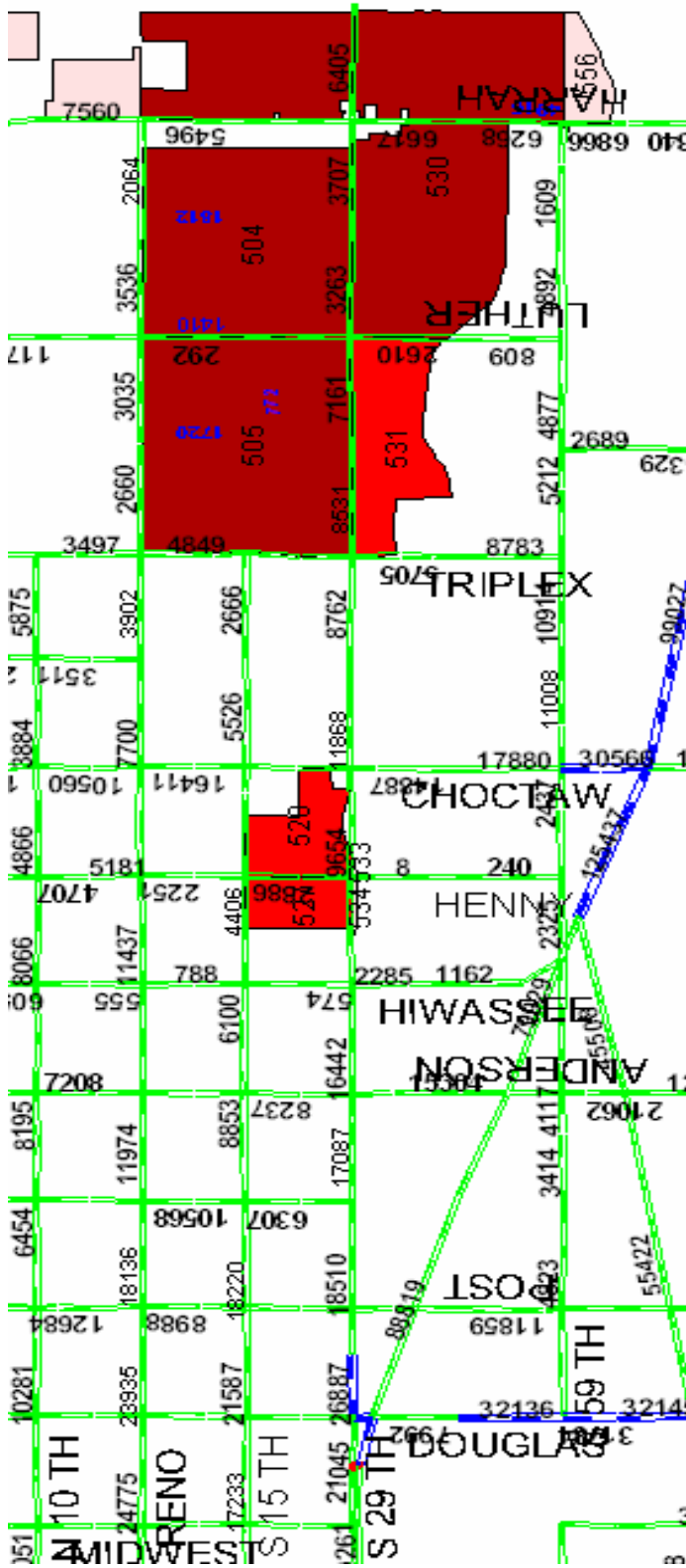


Volume/Capacity Ratio



Oklahoma County

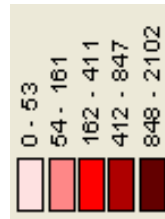
SE Oklahoma County (Part 2)



Actual Traffic Counts (Blue)

Computer Assigned Future Counts (Black)

Population Change 2000-2030 by TAZ



Volume/Capacity Ratio



4.2.4 Transportation

The foundation of good land use planning is understanding the relationship between land use decisions and impacts on the transportation system. For every development permit granted, knowledge concerning the amount of traffic generated by this development and its impacts on existing road network capacity is a useful tool for monitoring roadway capacity. While land developments within Unincorporated Oklahoma County are generally easy to understand, decisions about land development from other cities in the metropolitan area, from ACOG, ODOT, and others, affect Unincorporated Oklahoma County and are not as easy to track or anticipate.

Before permitting a commercial or residential development, sufficient information should be collected and reviewed to determine the volume of traffic the development will generate and how that added traffic will impact the transportation system.

4.2.5 Recommendations for Future Development

1. Functional Classification Plan Should Be Applied to all County Roads and Streets.
 - All section line roads should be classified as not less than major arterials.
 - New subdivisions should have a collector street as an access point to section line roads.
 - Collector roads in urban areas should be continuous from one development to another where appropriate. Encourage connectivity when appropriate.
2. Access point spacing for all types of roads should be consistent with their functional classification and enforced for all new development and re-zoning.
3. A Traffic Impact Analysis (TIA) process should be required for all new or expanded development.
4. Partner with land developers to improve roadways around new developments and share costs for new road improvements.
5. Review options to require fees from developers to go toward improving roadway systems that are negatively impacted by new development.
6. Review/study the need for setting different design standards for urban local and collector streets and rural local and collector streets. Adopt design standards if appropriate.
7. The Subdivision Regulations and the County Zoning Code should support, and be supported by, application of traffic management standards that improve and maintain future traffic capacity, safety, and the character of residential neighborhoods.

SECTION 5 - Plan Implementation

5.1 Actions Required for Implementation

A master plan serves many functions in the development of a community. It is meant to reinforce the importance of sound, rational, growth management. A master plan is used as a guide and as an expression of community intentions and vision. However, the plan is not the end of the process; it must be recognized that a master plan is part of a broader growth management process.

Good planning proceeds from the general to the specific. Previous sections of this Master Plan characterize this progression with “why” (issues) outlined in Section 1, “what and who” issues (goals and objectives) outlined in Section 3, and “what and where” issues (land use plan) discussed in Section 4. This Section completes the progression by discussing “how” (implementation).

The implementation process of a master plan describes the specific actions that a jurisdiction will take, and will require of new developments, to implement the long-range vision as expressed in the master plan goals and objectives.

Plan implementation begins with the adoption of the Master Plan by the County Planning Commission and after receipt by the Board of County Commissioners. Upon adoption, the policies and recommended actions should be carried out. Because the implementation phase will require time and effort on the part of the County Planning Department staff, the County should establish the priority for all activities to be undertaken. To implement the Master Plan, the County should consider the following activities:

- Update and revise the Oklahoma County Zoning Code, as appropriate, based on this document.
- Modify the Subdivision Regulations, as appropriate, based on this document.
- Adopt a Traffic Impact Analysis Regulation as part of the Subdivision Regulations.
- Review/study the need for setting different design standards for urban local and collector streets and rural local and collector streets. Adopt design standards if appropriate.
- Pursue changes in State legislation to allow the County to implement new regulations and requirements.
- Review the Plan annually. At least once every five years the Master Plan should be amended, if appropriate, and readopted.
- Integrate the Master Plan with the ongoing operations, budget, and the capital improvement programs of each County District.

It is the intent of the Planning Commission that this Master Plan be implemented by adoption, maintenance, and enforcement of appropriate local regulations pertaining to the development of land and structures within Unincorporated Oklahoma County, and that no development permit, subdivision of land, or application for zoning change be recommended, authorized, approved, or issued by any administrative official, board, or commission unless such development activity is determined to be in compliance and consistent with the goals and objectives as expressed herein.

5.2 Recommended Code and Regulation Changes

Effective plan implementation requires review of existing Codes and Regulations including the County Zoning Code and the Subdivision Regulations in order to insure consistency with goals and objectives of the Plan.

5.2.1 Zoning Code

- Review any necessary text changes to clarify that lot size requirements do not include street right-of-way.
- Review need for changes to regulations governing mobile homes and mobile home parks and subdivisions.
- Review changes to PUD regulations to comply with Section 4 Master Land Use Plan.
- Review regulations controlling signage, and fencing.
- Review need for landscape buffer zone.
- Review and revise, as needed, the zoning regulations to provide flexibility for cluster development.
- Increase standard for landscaping and signage along the State Highway 74 Corridor.
- Review Highway Commercial Zoning District for possible access control revisions for commercial development.
- Review definitions in the development regulations for clarity or additions.

5.2.2 Subdivision Regulations

- Review access and driveway requirements.
- Limit access to collector streets if residential lots also have access to local streets (i.e. corner lots).
- Consider legislative changes allow a Traffic Impact Analysis study be required for new or expanded development.
- Review/study the need for setting different design standards for urban local and collector streets and rural local and collector streets. Adopt design standards if appropriate.
- Review definitions in the development regulations for clarity or additions.
- Review and revise, as needed, the subdivision regulations to provide flexibility for cluster development.
- Require As-Built drawings from the developer's engineer for all paving and drainage improvements for subdivisions and other new development.

APPENDIX A Population Projections by TAZ

2030 projections made in 2007 for Unincorporated Oklahoma County

- **Run 1** - Aggressive Approach using average 250 DU increase per year:
 → 21,225 person increase for a 2030 total population estimate of 34,543.
- **RUN 2** - Conservative Approach based solely on historic residential building permit data:
 → 10,082 population increase for a 2030 estimate of 23,400.
- **RUN 3** - Moderate Approach based on historic residential building permit data, growth trends, and development potential:
 → 13,682 population increase for a 2030 estimate of 27,000.

Run 1 assumed an average increase of 250 dwelling units per year up to the year 2030 and allocated the increased population up to 2030 into each TAZ based on historic trends.

Run 2 uses the same methodology as Run 1, with adjustments for TAZ 1 (-300), TAZ 2 (+100), TAZ 16 (+100), and TAZ 17 (+100).

Run 3 uses a suggested 2030 population of 27,000 that is based on historic building permits, available lots ready for construction, and current platting and development trends. This is a gain of 13,682 (103%) over the 2000 population of 13,318.

[Table 14. Comparison of Population Projection Estimates](#) is a comparison of Run 1, Run 2, and Run 3 projected 2030 population by TAZ. *Figure 16* is a map indicating population increase by TAZ for 2030. A map of TAZ boundaries and numbers (*Figure 17*) is found on the page following.

Table 14. Comparison of Population Projection Estimates

		Comparison of Run 1, Run 2, and Run 3						
		Run 1			Run 2		Run3	
Traffic District	TAZ	2000 Pop	2030 Pop	2000- 2030 Change	2030 Pop	2000- 2030 Change	2030 Pop	2000- 2030 Change
Oklahoma County-22	380	13	13	0	13	0	13	0
Oklahoma County-22 Total		13	13	0	13	0	13	0
Oklahoma County-23	287	0	0	0	0	0	0	0
Oklahoma County-23	288	0	0	0	0	0	0	0
Oklahoma County-23 Total		0	0	0	0	0	0	0
Oklahoma County-25	150	0	0	0	0	0	0	0
Oklahoma County-25 Total		0	0	0	0	0	0	0
Oklahoma County-26	120	0	0	0	0	0	0	0
Oklahoma County-26 Total		0	0	0	0	0	0	0

Oklahoma County

Oklahoma County-34	93	0	0	0	0	0	0	0
Oklahoma County-34 Total		0	0	0	0	0	0	0
Oklahoma County-35	106	25	25	0	28	3	29	4
Oklahoma County-35	107	6	6	0	6	0	6	0
Oklahoma County-35 Total		31	31	0	34	3	35	4
Oklahoma County-37	1	592	948	356	1200	608	1116	524
Oklahoma County-37	2	312	1016	704	820	508	1101	789
Oklahoma County-37	16	24	621	597	317	293	521	497
Oklahoma County-37	17	32	649	617	295	263	488	456
Oklahoma County-37	18	646	1263	617	1069	423	1219	573
Oklahoma County-37	37	4	344	340	121	117	163	159
Oklahoma County-37	38	86	547	461	242	156	297	211
Oklahoma County-37	39	13	142	129	75	62	97	84
Oklahoma County-37 Total		1709	5530	3821	4139	2430	5002	3293
Oklahoma County-38	3	466	3906	3440	2017	1551	2568	2102
Oklahoma County-38	4	133	1902	1769	347	214	423	290
Oklahoma County-38	15	89	3567	3478	1003	914	1328	1239
Oklahoma County-38 Total		688	9375	8687	3367	2679	4319	3631
Oklahoma County-39	8	160	286	126	228	68	252	92
Oklahoma County-39	55	32	119	87	32	0	32	0
Oklahoma County-39 Total		192	404	212	260	68	284	92
Oklahoma County-41	504	1211	2003	792	1712	501	1890	679
Oklahoma County-41	505	1522	2376	854	2147	625	2369	847
Oklahoma County-41	530	1147	2003	856	1637	490	1811	664
Oklahoma County-41	531	125	711	586	281	156	336	211
Oklahoma County-41	533	0	0	0	0	0	0	0
Oklahoma County-41	534	0	29	29	0	0	0	0
Oklahoma County-41	556	30	522	492	40	10	44	14
Oklahoma County-41 Total		4035	7643	3608	5817	1782	6450	2415
Oklahoma County-42	440	9	62	53	13	4	14	5
Oklahoma County-42	441	103	153	50	104	1	104	1
Oklahoma County-42	460	14	64	50	17	3	18	4
Oklahoma County-42	461	0	59	59	3	3	4	4
Oklahoma County-42	492	0	0	0	3	3	4	4
Oklahoma County-42 Total		126	338	212	140	14	145	19
Oklahoma County-43	464	8	79	71	8	0	8	0
Oklahoma County-43	490	211	353	142	211	0	211	0
Oklahoma County-43 Total		219	431	212	219	0	219	0

Oklahoma County-44	467	216	216	0	310	94	343	127
Oklahoma County-44	527	120	120	0	257	137	306	186
Oklahoma County-44	528	567	580	13	716	149	769	202
Oklahoma County-44	793	110	110	0	214	104	251	141
Oklahoma County-44	794	59	59	0	163	104	200	141
Oklahoma County-44 Total		1072	1085	13	1660	588	1869	797
Oklahoma County-45	431	25	25	0	35	10	39	14
Oklahoma County-45	432	15	15	0	15	0	15	0
Oklahoma County-45	454	2	2	0	2	0	2	0
Oklahoma County-45	457	37	37	0	38	1	38	1
Oklahoma County-45	458	0	0	0	0	0	0	0
Oklahoma County-45 Total		79	79	0	90	11	94	15
Oklahoma County-46	408	211	331	120	262	51	280	69
Oklahoma County-46	409	331	490	159	450	119	492	161
Oklahoma County-46	410	517	707	190	687	170	748	231
Oklahoma County-46	411	295	471	176	460	165	518	223
Oklahoma County-46	428	79	214	135	99	20	106	27
Oklahoma County-46	429	482	656	174	482	0	482	0
Oklahoma County-46	430	1408	1637	229	1521	113	1561	153
Oklahoma County-46	473	79	267	188	101	22	109	30
Oklahoma County-46	474	117	271	154	135	18	141	24
Oklahoma County-46	475	24	198	174	39	15	44	20
Oklahoma County-46 Total		3543	5241	1698	4236	693	4482	939
Oklahoma County-47	390	329	850	521	738	409	932	603
Oklahoma County-47	391	82	427	345	159	77	186	104
Oklahoma County-47	392	336	704	368	703	367	834	498
Oklahoma County-47	393	236	544	308	539	303	647	411
Oklahoma County-47	394	226	517	291	571	345	694	468
Oklahoma County-47	395	114	333	219	231	117	273	159
Oklahoma County-47	396	0	0	0	36	36	0	0
Oklahoma County-47	397	71	187	116	149	78	177	106
Oklahoma County-47	398	6	293	287	45	39	59	53
Oklahoma County-47	399	211	515	304	267	56	287	76
Oklahoma County-47 Total		1611	4370	2759	3438	679	4087	3409
Grand Total		13318	34542	21224	23413	10095	27000	13682

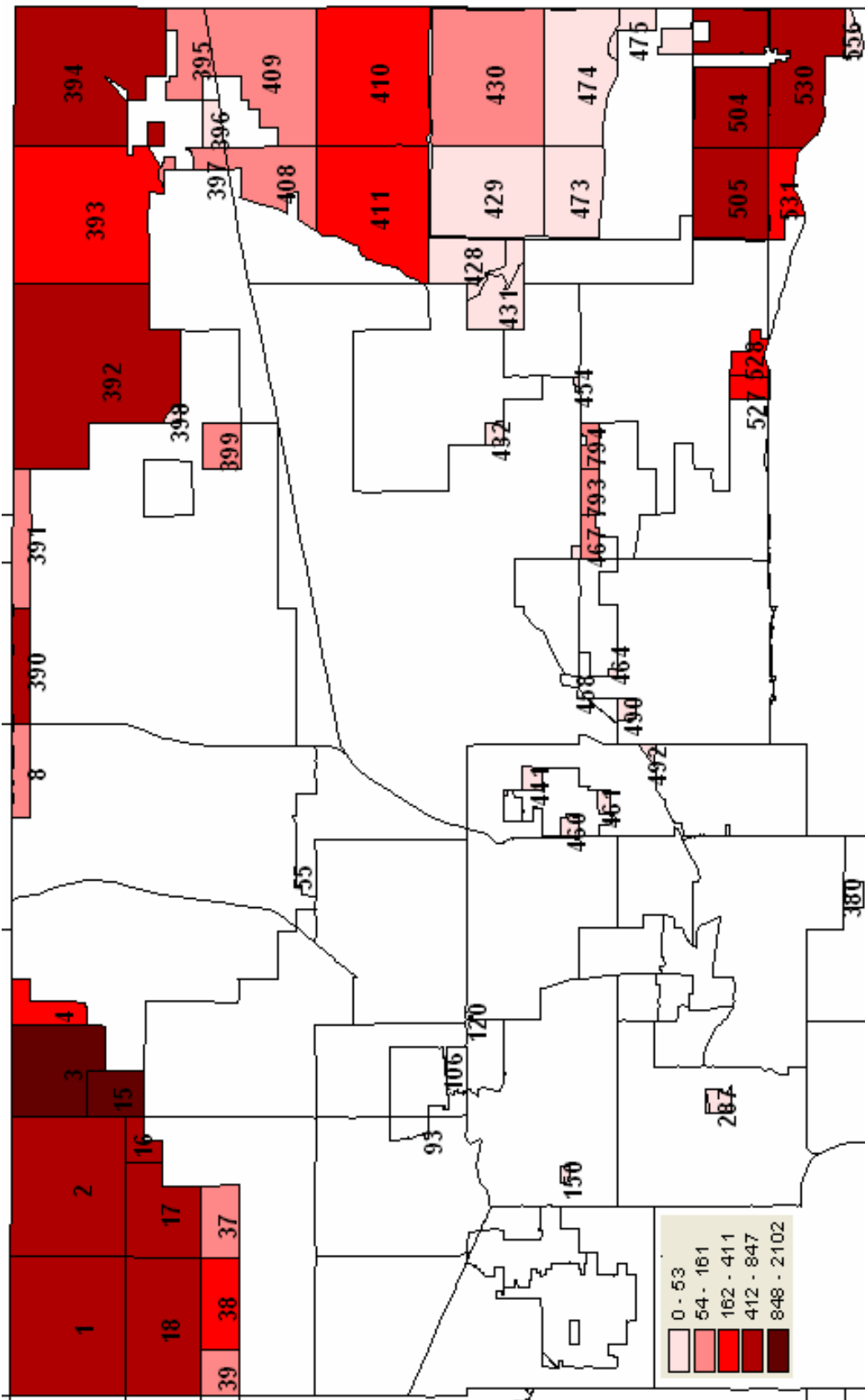


Figure 16. Population Change by Traffic Zone 2000 - 2030

Traffic Analysis Zone Boundaries in Oklahoma County

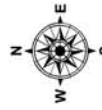
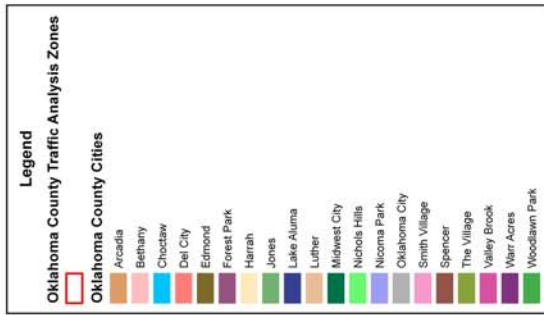


Figure 16

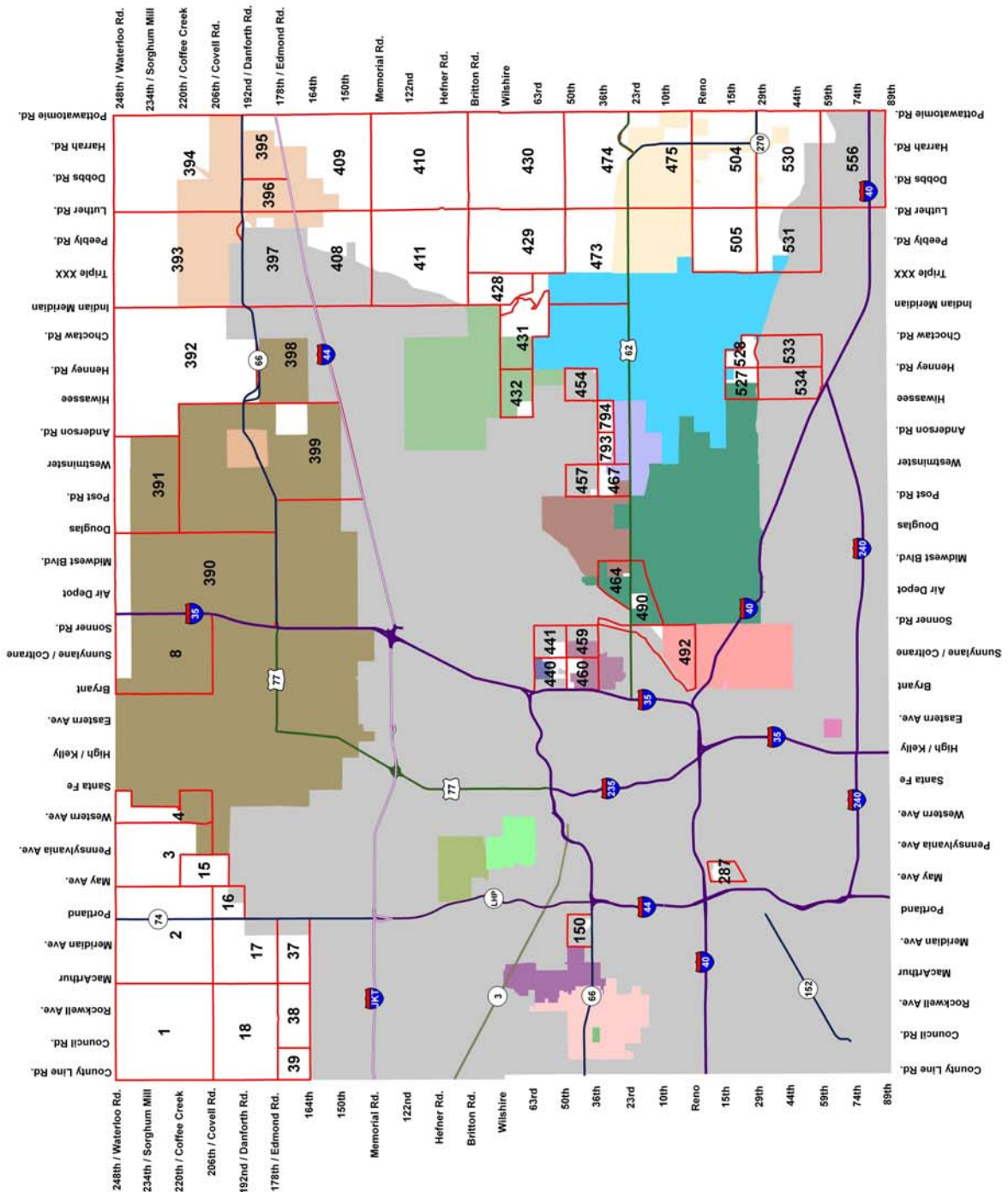


Figure 17. Traffic Analysis Zone Boundaries in Oklahoma County

APPENDIX B Clustering and Conservation Design

Cluster developments provide landowners and developers with a flexible approach to subdivision design. Using this approach, dwelling units can be concentrated on a smaller portion of the land, allowing most of the land to be left in its natural open space condition. Cluster developments, also known as conservation or open space subdivisions, promote the wise use of land, create more efficient street and utility patterns than conventional subdivisions, and preserve the natural and scenic qualities of open land.

Cluster or conservation subdivision design offers benefits for developers, residents, local governments, and the environment. For developers, the plan review and approval process can be smoother because opposition to development based on concerns about loss of open space, scenic vistas, regional character, and wildlife habitat are addressed in the conservation design. The compact layout of the developed portion of the site provides multiple benefits.

During the construction phase, the developer may have significantly shorter utilities lengths and roads to construct. The reduced pavement area reduces stormwater runoff. In the sales and marketing phase, the developer has an advantage in marketing a conservation subdivision as a unique community with plenty of open space and natural beauty, and a guarantee that the beautiful view of the open space will remain undeveloped. The County benefits from the positive image by encouraging progressive projects that protect natural resources without limiting growth. For homebuyers, the open space is a valuable amenity for aesthetic and recreational reasons.

The environmental benefits of conservation subdivision design include reduced runoff and pollution, natural filtration through riparian buffers, habitat protection, preservation of corridors for wildlife migration and biodiversity.

Characteristics

- Replaces large lot subdivisions with cluster development.
- Remaining open space is permanently protected and maintained through a local land trust or homeowners' association.
- Permanently captures and preserves natural, rural character.
- Public utilities (water and/or sanitary sewer) required for certain densities and land use categories.
- Clustered housing reduces street and possibly infrastructure costs.

Sources for additional information:

<http://www.landchoices.org/conservationsubs.htm>

<http://www.natlands.org/categories/article.asp?fldArticleId=39>

The following graphics illustrate how a 160-acre rural residential development can be designed to cluster the lots and preserve maximum open space. Typically, because of large lot sizes and minimum average daily traffic counts, rural residential developments do not utilize collector roadways except at entryways.

	# of Lots	Density	Roadway Length
Graphic 1: Two Acre lots on 160 acre traditional rural residential development	73*	0.47 units per acre*	8,100 linear feet
Graphic 2: One Acre lots clustered on 160 acres - rural residential development	80**	0.5 dwelling units per acre**	6,000 linear feet

*Net Density ** Gross Density Roadway easements may not be counted in lot area.



Graphic 1 – Traditional Rural Development

Graphic 2 – Clustered Development

*Connective stub street if appropriate.



