

CITY OF TULSA

TULSA COUNTY

INCOG

# BERRYHILL

# LAND

# USE

# PLAN

# CHAPTER 1

# EXECUTIVE SUMMARY

## INTRODUCTION

Through the joint efforts of the City of Tulsa planning staff and the Land Services division of Indian Nations Council of Governments (INCOG), the Berryhill Land Use Plan was created as a guide for future development in this area of Tulsa County and the City of Tulsa. The small area planning process, outlined in the appendix of the Tulsa Comprehensive Plan, was used as framework for this land use planning process. The small area planning process includes a thorough citizen engagement process, extensive research of existing conditions, and vetting of plan recommendations by citizens as well as relevant City of Tulsa and Tulsa County departments and stakeholders.

Following this process the plan's recommendations were adopted by the Tulsa Metropolitan Area Planning Commission on **ADOPTION DATE** and approved by the Tulsa City Council on **APPROVAL DATE**. Accordingly, this plan amends the Tulsa Comprehensive Plan and its recommendations are the City of Tulsa and Tulsa County's policy guide for land development in the plan area.

**INTRODUCTION**

The “Berryhill” plan area located just south and west of the Arkansas River contains approximately 4.15 sq. miles of land and includes properties located either in Tulsa city limits or unincorporated Tulsa County. Berryhill is predominantly built with single-family homes, a few non-residential uses and a fair amount of open space and rolling hills. As a prototypical bedroom community very little has changed over the years with minimal development activity and a decline in total population from 2000 to 2010. However, the Berryhill community faces potential changes in the near future with the planned construction of the

Gilcrease Highway likely spurring new development activity nearby.

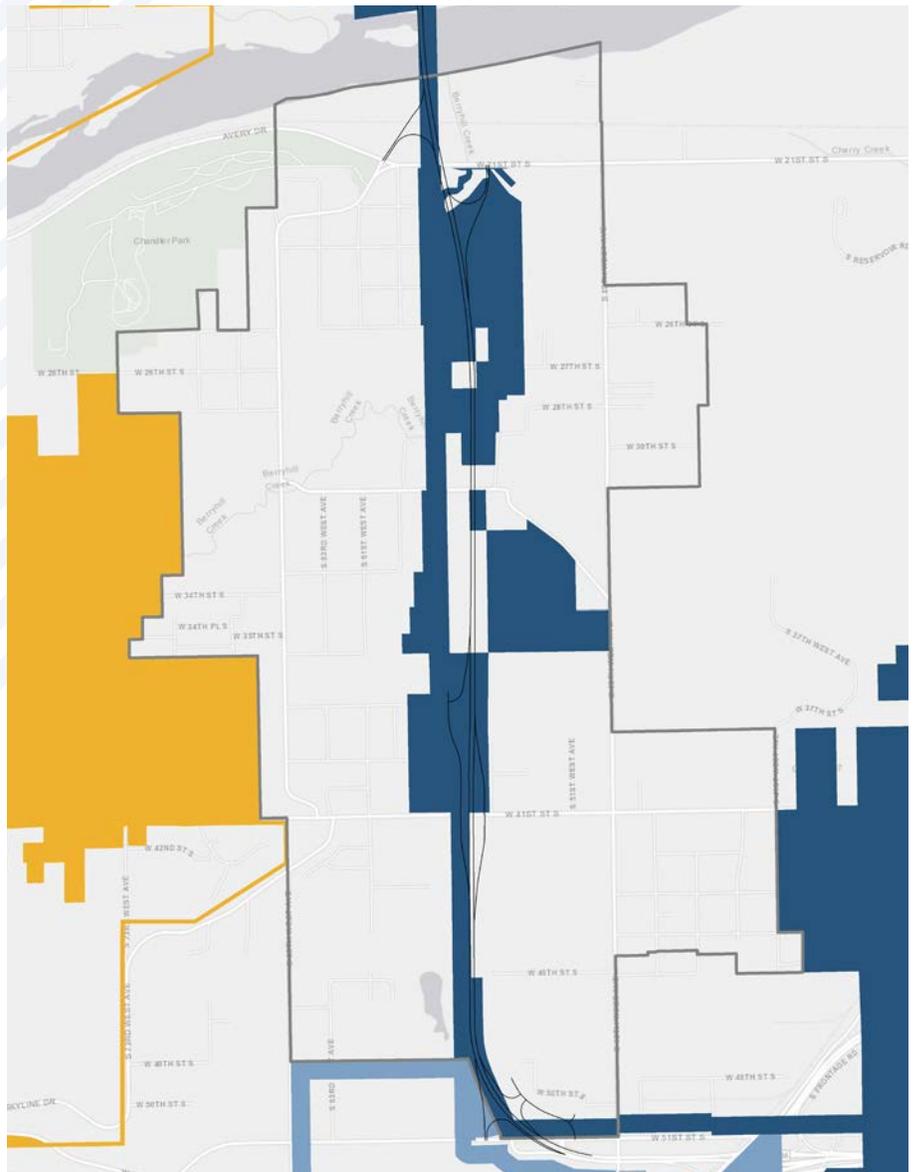
In early 2018, the Tulsa City Council and Tulsa Board of County Commissioners initiated the small area planning process as a joint city-county planning effort and directed professional planning staff at the City of Tulsa and INCOG to engage local stakeholders (residents, business owners, and others)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

Following the small area planning process, including 8 months of active public participation, this plan’s

**WHAT IS A LAND USE PLAN?**

Land Use Plans are long-range plans focused on specific areas to identify local land use issues and recommend solutions for a 10 to 20 year time frame. Land Use Plans are intended to provide tailored solutions for neighborhoods and are developed primarily through the input of property owners and area stakeholders. Land Use Plans are to be adopted as amendments to the Comprehensive Plan and implemented through zoning changes.

MAP 1: PLAN BOUNDARY



MAP LEGEND: PLAN BOUNDARY

-  Plan Area
-  Planned Gilcrease Expressway
-  Unincorporated Tulsa County
-  Tulsa City Limits
-  Sand Springs City Limits
-  Sapulpa City Limits

recommendations were adopted by the Tulsa Metropolitan Area Planning Commission on January XX, XXXX and approved by the Tulsa City Council and Tulsa Board of County Commissioners thereafter.

Accordingly, this plan amends the City of Tulsa Comprehensive Plan and Tulsa County District 9 Plan. All policies, goals, and recommendations act as the City of Tulsa's and Tulsa County's policy guide for land development.

## GUIDING PRINCIPLES

The Berryhill LUP aims to achieve predictability for the residents and attempts to balance future demand for land development with respect for the existing community and the key concerns of local stakeholders. The purpose of the land use plan is also to manage growth and development in such a way that allows for appropriate changes and updates to the existing community while retaining its small-town character and charm.

The plan's guiding principles for future development fall into six broad categories:

- Economy
- Equality and Opportunity
- Environment
- Community and Housing
- Transportation
- Planning Process

Following thorough research of the existing conditions in Berryhill, engaged the stakeholders to envision their ideal future for the area. After thorough review and vetting from local stakeholders a future vision formed the foundation of the plan's policies, goals and recommendations. The recommendations address key land use concerns that if heeded will help make the stakeholder-led vision a reality.

IMAGE 1: CHANDLER PARK ENTRANCE



IMAGE 2: RED BERRY FARM



IMAGE 3: 47TH WEST AVENUE HILL



## VISION STATEMENT

Members of the Berryhill community desire a place to live and work that in 10 to 20 years is a safe, close-knit, and well-maintained community and which supports a rural lifestyle by allowing for strategic economic opportunities and preservation of the natural environment.

### GUIDING PRINCIPLES

The Berryhill Land Use Plan Guiding Principles provide a filter through which all plans and actions must pass. They were used to craft the Plan's Vision statement and are further discussed in Vision chapter of the plan. The Guiding Principles include economy, equality and opportunity, environment, community and housing, transportation, and planning process.

### DESIRED OUTCOMES

The Berryhill planning process engaged stakeholders to consider existing conditions and circumstances in the area, and to envision what it might become in the future. Berryhill has potential to build upon its traditional strengths and assets and transform itself into a more exceptional neighborhood.

Through recommendations and priorities identified in this plan, the Berryhill community hopes to achieve the following outcomes:

- Be a safe, family-friendly community
- Allow for strategic economic opportunities
- Promote the enhancement and preservation of the natural environment
- Be a well-maintained and aesthetically pleasing community
- Maintain the stability of the existing community
- Provide options for residents to age in place

### PRIORITIES, GOALS, AND RECOMMENDATIONS

The Berryhill Land Use Plan includes five priorities. Each priority has specific goals and implementation recommendations. Information on these elements can be found in the Vision chapter as well as in the Implementation Matrix.

**Priority #1:** Maintain the stability of the existing Berryhill Community.

**Priority #2:** Allow for strategic growth, capitalizing on economic opportunities presented by the Gilcrease Expressway

**Priority #3:** Promote the enhancement and preservation of Berryhill's natural environment.

**Priority #4:** Be a safe, family friendly community.

**Priority #5:** Be a well-maintained and aesthetically-pleasing community.

# IMPLEMENTATION MATRIX

## PRIORITY #1

Maintain the stability of the existing Berryhill community.

REFERENCE	PAGE	IMPLEMENTATION MEASURE	PHASE	POTENTIAL FUNDING SOURCE	LIKELY RESPONSIBLE ENTITY
Goal 1	X	Preserve existing single-family residential neighborhoods while fostering opportunities for strategic growth			
1.1	X	Require the inclusion of Optional Development Plans (within Tulsa city limits) or Planned Unit Development (within unincorporated Tulsa County) in rezoning applications for non-residential uses adjacent to residential areas.			
1.2	X	Require that transition-sensitive design standards ensure the compatibility of non-residential development with adjacent single-family homes. Design standards should be applied consistently across jurisdictional boundaries to:			
1.2.1	X	Address access, circulation, and landscaping regarding commercial parking			
1.2.2	X	Limit the height of commercial buildings			
1.2.3	X	Provide attractive and appropriate landscaping			
1.2.4	X	Require increased landscape and/or screening buffers along non-residential uses' rear lot lines abutting single-family neighborhoods			
1.2.5	X	Utilize glare-minimizing lighting options			
1.2.6	X	Prohibit signage that intrudes upon surrounding residences			

# IMPLEMENTATION MATRIX

REFERENCE	PAGE	IMPLEMENTATION MEASURE	PHASE	POTENTIAL FUNDING SOURCE	LIKELY RESPONSIBLE ENTITY
1.2.7		Require that non-residential service and parking areas be placed in a manner having the least negative impact on adjacent residential uses			
1.2.8		Limit uses incompatible with existing single-family residential areas			
1.3	X	If residential zoning is sought, encourage infill of residential areas consistent with the existing, low-density character of the surrounding neighborhood.			
Goal 2	X	<b>Allow for development of non-residential uses compatible with adjacent single-family residential neighborhoods.</b>			
2.1	X	Promote non-residential infill of limited commercial uses near neighborhoods which serve the existing community, such as retail, restaurants, personal improvement services, and studios. Additional self-storage uses in the plan area are discouraged.			
2.2	X	Where the land use map outlines “Trail Districts” allow—in a manner that mitigates the impacts of commercial uses on neighborhoods—the following trail-complementing activities:			
2.2.1	X	The conversion of existing homes into permitted principal or accessory commercial uses			
2.2.2		The development of low-impact, small-scale, and park-serving commercial uses on unimproved lots.			

# IMPLEMENTATION MATRIX

## PRIORITY #2

Allow strategic growth, capitalizing on economic opportunities presented by the Gilcrease Expressway.

REFERENCE	PAGE	IMPLEMENTATION MEASURE	PHASE	POTENTIAL FUNDING SOURCE	LIKELY RESPONSIBLE ENTITY
Goal 3	X	Allow for new, low-density, commercial development that capitalizes on opportunities presented by the Gilcrease Expressway expansion			
3.1	X	Promote commercial growth along major street corridors and interchanges of the Gilcrease Expressway in the following locations:			
3.1.1	X	Along W 21st Street South between S 61st West Avenue and S 47th West Avenue			
3.1.2	X	Along W 41st Street South between S 61st West Avenue and S 47th West Avenue			
Goal 4	X	Require the inclusion of enhanced development standards within commercial development rezoning applications			

# IMPLEMENTATION MATRIX

REFERENCE	PAGE	IMPLEMENTATION MEASURE	PHASE	POTENTIAL FUNDING SOURCE	LIKELY RESPONSIBLE ENTITY
4.1	X	Require the inclusion of Optional Development Plans (within Tulsa city limits) or Planned Unit Development (within unincorporated Tulsa County) in rezoning applications for non-residential uses adjacent to interchanges and residential areas. Design standards should be applied consistently across jurisdictional boundaries to:			
4.1.1	X	Address access, circulation, and landscaping regarding commercial parking			
4.1.2	X	Limit the height of commercial buildings			
4.1.3	X	Provide attractive and appropriate landscaping			
4.1.4	X	Require increased landscape and/or screening buffers along non-residential uses' rear lot lines abutting single-family neighborhoods			
4.1.5	X	Utilize glare-minimizing lighting options			
4.1.6	X	Prohibit signage that intrudes upon surrounding residences			
4.1.7	X	Require that non-residential service and parking areas be placed in a manner having the least negative impact on adjacent residential uses			
4.1.8	X	Limit uses incompatible with existing single-family residential areas			
4.1.9	X	Limit the placement of billboards along the Gilcrease Expressway			

# IMPLEMENTATION MATRIX

REFERENCE	PAGE	IMPLEMENTATION MEASURE	PHASE	POTENTIAL FUNDING SOURCE	LIKELY RESPONSIBLE ENTITY
<b>Goal 5</b>	X	<b>Limit industrial areas and uses incompatible with the existing and desired future character of the community</b>			
5.1	X	Limit industrial uses to the following existing industrial zones:			
5.1.1	X	North of the BNSF tracks and east of the Gilcrease Expressway			
5.1.2	X	Between the Gilcrease Expressway, W 43rd St S, S 49th W Ave, and W 51st St S			
5.2	X	Preserve select industrial areas where appropriate zoning is in place for limited industrial activity, attracting and retaining target industries while growing the local employment base over the long-term.			
<b>Goal 6</b>	X	<b>Promote agritourism on larger vacant land areas</b>			
6.1	X	Allow for low-intensity development on larger undeveloped agriculturally zoned lots having unique topography and rural characteristics. Leverage unique characteristics to develop destination parks, outdoor facilities, event spaces, and other permitted accessory uses.			

# IMPLEMENTATION MATRIX

## PRIORITY #3

Promote the enhancement and preservation of Berryhill’s natural environment.

REFERENCE	PAGE	IMPLEMENTATION MEASURE	PHASE	POTENTIAL FUNDING SOURCE	LIKELY RESPONSIBLE ENTITY
Goal 7	X	Create a network of connected amenities throughout the plan area for the enjoyment of Berryhill residents			
7.1	X	Preserve land for a park or other active outdoor space near the Arkansas River north of W 21st Street and west of the Gilcrease Expressway			
7.2	X	Between existing neighborhoods and areas designated as “Trail District” on the land use map, encourage the installation of pedestrian connections and appropriate landscaping and screening materials			
7.3	X	Work with ODOT and Up with Trees to ensure adequate tree coverage along the new trail on the West side of W 57th Street South			
7.4	X	Encourage the preservation of significant trees and natural areas along the trail corridor			
Goal 8	X	Protect environmentally-sensitive areas where construction and new utility service would negatively impact existing natural systems			

# IMPLEMENTATION MATRIX

REFERENCE	PAGE	IMPLEMENTATION MEASURE	PHASE	POTENTIAL FUNDING SOURCE	LIKELY RESPONSIBLE ENTITY
8.1	X	Ensure that development within the mapped floodplain complies with the adopted codes and ordinances of the local jurisdiction			
8.2		Encourage the use of low-impact development solutions to manage stormwater runoff, improve stormwater quality, and reduce the construction of impervious area			

# IMPLEMENTATION MATRIX

## PRIORITY #4

Be a safe, family friendly community.

REFERENCE	PAGE	IMPLEMENTATION MEASURE	PHASE	POTENTIAL FUNDING SOURCE	LIKELY RESPONSIBLE ENTITY
<b>Goal 9</b>	X	<b>Protect existing neighborhood institutions and facilities</b>			
9.1	X	Discourage high-intensity commercial developments directly adjacent to schools, minimizing traffic and safety issues.			
9.2	X	Support the integration of services into the community such as schools, churches, libraries and other community facilities. The uses typically occupy large lots and incorporate open space or recreational fields, supporting both educational and neighborhood functions.			
<b>Goal 10</b>	X	<b>Provide options for residents to “age in place” within the Berryhill community</b>			
10.1	X	Support the development of alternative housing options close to amenities like retail, parks, and open space.			
10.2	X	Encourage the compatibility of new alternative housing developments with the character of the surrounding neighborhood while minimizing long-term risks related to maintenance or vacancy.			

# IMPLEMENTATION MATRIX

## PRIORITY #5

Be a well-maintained and aesthetically-pleasing community.

REFERENCE	PAGE	IMPLEMENTATION MEASURE	PHASE	POTENTIAL FUNDING SOURCE	LIKELY RESPONSIBLE ENTITY
<b>Goal 11</b>		<b>Reduce blight and rehabilitate dilapidated structures</b>			
11.1		Promote appropriate residential infill development and prevent decline of single-family residential area through proactive programs and the use of code enforcement.			
<b>Goal 12</b>		<b>Respect and maintain the feel and character that defines Berryhill</b>			
12.1		Support areas intended to preserve agriculturally-based activity and open space where major development is inappropriate and the natural character of the environment improves the quality of life for residents.			
<b>Goal 13</b>		<b>Maintain or improve the attractiveness and aesthetic appeal of existing neighborhoods</b>			
13.1		Partner with local officials to address code enforcement issues and identify potential tools that encourage neighborhood beautification.			
13.2		Support community involvement by encouraging the formation of a Berryhill Neighborhood Association composed of local businesses and residents to establish rules and regulations for neighborhood safety and beautification.			

