

FREQUENTLY ASKED QUESTIONS

BERRYHILL LAND USE PLAN

1

WHAT IS A “LAND USE PLAN” AND WHY IS ONE NEEDED IN BERRYHILL?

Land use plans are intended to provide a mapped depiction of the community’s 10 to 20 year vision by identifying areas in terms of land use such as neighborhood, centers, employment, parks, open space, etc. Also included in shaping the vision is to map areas either primed for growth or areas of stability which reflect existing qualities that attracted current residents. In areas of unincorporated Tulsa County, the existing land use map was adopted in 1976. In over 40-plus years Berryhill has seen minor changes and anticipates the potential for even more with the funding and proposed construction of the Gilcrease Expressway extension. The City of Tulsa and INCOG planning staff will engage community stakeholders to update the plan area and ensure their current vision is accurately depicted.

2

HOW WAS THE BOUNDARY FOR “BERRYHILL” DETERMINED?

Due to the unique municipal boundary lines created by past annexation and the proposed Gilcrease Expressway extension, it was determined that the analysis would need to encompass areas within Tulsa city limits as well as unincorporated areas of Tulsa County. The broader geographic scope allows the community to look past municipal boundary lines and more accurately recommend solutions that improve transitions and minimize the potential impacts of disparate land uses.

3

HOW WILL THE BERRYHILL LAND USE PLAN GUIDE FUTURE PRIVATE DEVELOPMENT DECISIONS?

The Berryhill Land Use Plan will amend any existing Land Use maps and establish Areas of Stability and Growth. Those two plan maps, if approved and adopted, will guide decision-makers in future land use entitlement requests (rezoning, comprehensive plan amendments, etc.) which in turn apply specific use and development requirements. The land use plan itself does not automatically impose any zoning change on property nor does it serve as a strategy for future annexation.

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IS BERRYHILL GOING TO BE ANNEXED BY THE CITY OF TULSA?

Annexation talks for Berryhill date back to the 1980’s and have been largely opposed by area residents and property owners. Rather than annexing large parts of the community, on November 3rd, 2011 the Tulsa City Council voted to approve annexation of properties surrounding the Gilcrease Expressway alignment. The newly annexed 300-foot strip of land or “fenceline” was approved to protect adjacent municipalities from laying claim on the newly funded investment. Current annexation laws would require 90-percent of all landowners to consent to annexation.

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HOW WILL THE LAND USE PLAN ADDRESS INFRASTRUCTURE NEEDS I.E.WATER, SEWER, AND ROADS?

Recommendations for infrastructure are primarily considered in the City’s Capital Improvements Program (CIP) for public funding. Infrastructure needs play an important role in developing a long-term vision for a community. The Land Use Plan is the first step; however, subsequent planning for infrastructure will be necessary as Berryhill continues to grow and develop.

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HOW CAN WE MITIGATE THE POTENTIAL NEGATIVE IMPACTS OF THE GILCREASE EXPRESSWAY EXPANSION?

The Gilcrease Expressway is a major highway designed to connect L.L Tisdale to I-44 and completes the Western loop around the Tulsa metro area to provide relief of existing urban traffic congestion during peak periods as well as a new and more direct route to city attractions and points of interest in Tulsa. Establishing a vision and creating a land use plan are vital steps to help guide/manage future private development along the new Gilcrease route. While this effort does not specifically address all concerns of the project, official representatives and their contact information is provided below:

Poe and Associates: Gene Wyckoff – gene.wyckoff@poeandassociates.com or (405) 949-1962x271
Garver: Kirsten McCullough – kjmccullough@garverusa.com or (918) 250-5922

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WHY IS INCOG AND THE CITY OF TULSA STAFF PARTICIPATING IN THE BERRYHILL LAND USE PLAN?

The plan area includes land both within Tulsa city limits as well as unincorporated areas of Tulsa County. As such, planning services will be administered by professional staff of the respective jurisdictions in a joint City-County effort. INCOG staff (Tulsa County) currently provides planning, zoning, and land division services to promote harmonious development throughout the Tulsa Metropolitan Area, including all of unincorporated Tulsa County. The City of Tulsa planning staff will primarily provide administrative oversight to ensure that all stakeholders have the opportunity to participate and that the final plan draft can be presented for adoption by TMAPC and approval by both the Tulsa City Council and Tulsa Board of County Commissioners.

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WHAT IS THE ROLE OF THE CITIZEN ADVISORY TEAM AND HOW WERE THEY SELECTED?

Citizen Advisory Teams (CAT) are composed of volunteers, invited to serve by the plan area's City Councilor and County Commissioner. Staff works with the Councilor and Commissioner to achieve a healthy balance of homeowners/business owners, age groups, ethnic diversity, and others who are interested in shaping the future of the plan area. As a voluntary citizen group, the CAT does not have legal authority, nor is it bound by voting rules or quorum. Because all meetings sponsored by the City of Tulsa are open to the public, non-CAT members are welcome to attend and participate when the CAT has concluded agenda business, time permitting.

9

HOW WILL BERRYHILL PUBLIC SCHOOLS BE INVOLVED DURING THE PROCESS?

As previously mentioned, a team of stakeholders who form the CAT for each plan area, work together with professional planning staff (INCOG and City of Tulsa) to resolve local development issues and provide recommendations to the TMAPC and elected officials for adoption and approval. If a representative from Berryhill Public Schools is not identified or is unable to serve on the CAT, we encourage participation, as for all non-CAT members, by attending public events and meetings when able.

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WHAT IS THE APPROVAL/ADOPTION PROCESS OF A LAND USE PLAN?

The Berryhill Land Use Plan will be completed once it has been both "adopted" and "approved." In general terms, a local planning commission (i.e., Tulsa Metropolitan Area Planning Commission) adopts the jurisdiction's master or comprehensive plan. However, the plan is not considered to be official until a municipality's elected body (i.e., Tulsa City Council) approves the plan. For this project, the final draft Berryhill Land Use map and Areas of Stability and Growth map will be adopted by the TMAPC and then approved by both the Tulsa City Council and Tulsa Board of County Commissioners.

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WHAT IS THE PROCESS AND TIMELINE FOR COMPLETION OF THE BERRYHILL LAND USE PLAN?

With proper resources, a reasonably-sized boundary and well-organized stakeholders, the Berryhill Land Use Plan is designed to be completed in 12 months or less. The following graphic should be used for reference purposes only in terms of the major steps to be completed throughout the process. Please check the project website for updates on the planning process!

