

**NOTICE  
STAKEHOLDERS MEETING  
AND  
COMPREHENSIVE PLAN  
ADVISORY COMMITTEE  
MEETING 3**

A meeting of the City of Glenpool Stakeholders will be held at 6:00 p.m. on, Monday, January 23rd, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3<sup>rd</sup> Floor, Glenpool, Oklahoma and a meeting of the Comprehensive Plan Advisory Committee will follow at 6:45pm.

**AGENDA**

**A) Scheduled Discussion**

1. Advisory Committee Meeting # 3.

- A preview of zoning/subdivision update priorities based on input received and staff discussions to date.  
(Rick Malone, City Planner/Council Members/Public Stakeholders/Facilitator, Kendig Keast Collaborative)

**B) Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on January 21st, 2017 at 5:00 am/pm.

*Rick Malone*

Signed: Rick Malone, City Planner



## M E M O R A N D U M

**Date:** January 17, 2017

**To:** Rick Malone – City Planner, City of Glenpool

**From:** Gary Mitchell, AICP – President, Kendig Keast Collaborative (KKC)  
Randal Anderson, AICP – Senior Associate (KKC)

**Subject:** Materials for January 23 Advisory Committee Meeting

We are providing the following items as background information and for reference during the upcoming meeting of the project Advisory Committee next Monday evening:

- **Population Outlook.** This three-page item summarizes the population growth potential for Glenpool over the next several decades. This is an update to how things looked at the time of the 2010 Comprehensive Plan and also accounts for the stepped-up growth pace of recent years.
- **New/Revised Land Uses Content for Zoning Ordinance.** This four-page item has excerpts from the draft new Land Uses subchapter to be considered for the zoning ordinance. This portion of the ordinance would contain two potential new tables to summarize the residential and nonresidential uses allowed in each zoning district. Such uses would either be permitted by right, subject to a Specific Use Permit approval (by City Council per Planning Commission recommendation), or through another approach we introduced—a “limited use” category that would enable the City Planner to approve more uses administratively subject to specific standards that are spelled out in the ordinance.
- **New/Revised Use Standards Content for Zoning Ordinance.** This four-page item has excerpts from the draft new Specific and Limited Uses subchapter to be considered for the zoning ordinance. This portion of the ordinance would contain the detailed standards cited above that would either: (1) facilitate staff-level administrative approval of “limited uses” that meet the standards, or (2) spell out standards that should be addressed when the Planning Commission and City Council consider approving a Specific Use Permit as required for certain uses on a case-by-case basis.
- **New/Revised Content for Planned Unit Developments (PUDs) within Zoning Ordinance.** This 11-page item has proposed new content to: (1) provide a framework for the City’s evaluation of proposed PUDs, and (2) communicate to potential applicants the community’s expectations for such proposals to ensure that they truly stand apart from more conventional development and deliver superior outcomes as intended by this more flexible approach to land planning and development review/approval.

The next page has the list of current Glenpool zoning districts as cited in some of the materials and for reference during the discussions. We look forward to seeing everyone again next week.

## Glenpool Zoning Districts

### **Agricultural**

AG Agriculture district

### **Residential**

RE Residential Estate district

RS-1 Residential Single-Family low density district

RS-2 Residential Single-Family medium density district

RS-3 Residential Single-Family high density district

RS-4 Residential Single-Family highest density district

RD Residential Duplex district

RM-1 Residential Multi-Family low density district

RM-2 Residential Multi-Family medium density district

RM-3 Residential Multi-Family high density district

RMH Residential Mobile Home Park district

RMT Residential Multi-Family Townhouse district

### **Commercial**

OL Office low intensity district

OM Office medium intensity district

CS Commercial Shopping Center district

CG Commercial General district

### **Industrial**

IL Industrial Light Manufacturing and Research and Development district

IM Industrial Moderate district

IH Industrial Heavy district

### **Overlay**

PUD Planned Unit Development

## Population Outlook

### Glenpool Comprehensive Plan Update

Population projections are an important component of a long-range planning process. They help determine and quantify the demands that will be placed on public facilities and services based on the potential pace and scale of the community's physical growth. Projections reflect local, regional and even national and international trends and offer a basis to prepare for the future. However, forecasting population changes can be challenging, particularly for the long term, as it is impossible to account for all circumstances that may arise. Therefore, it will be important for the City to monitor population and economic growth continually to account for both short- and longer-term shifts that can influence development activity and growth trends in the community and larger region.

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#### Alternative Growth Scenarios

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Demographers caution that population projections become trickier as the geographic area gets smaller, making city-level population the most difficult to forecast. This is because local population change is strongly influenced by less predictable factors such as housing prices, individual location choices and commuting considerations, and availability of vacant land to develop. The extent and timing of annexation activity by the City must also be considered, especially when newly incorporated territory has existing residents and results in an instant increase in the citywide population total.

Adding to the forecasting challenge in Glenpool is the fact that the community has not added population at a steady pace over recent decades, as displayed in **Table 1, Glenpool Historical Population Growth Since 1970**. As some population projection methods extrapolate from past trends, Glenpool has no clear trend and, in recent years, has returned to a much higher population growth rate not seen since the 1980s.

**TABLE 1: Glenpool Historical Population Growth Since 1970**

Year	Population	# Added	CAGR*
1970	770	--	--
1980	2,706	1,936	13.4%
1990	6,688	3,982	9.5%
2000	8,123	1,435	2.0%
2010	10,808	2,685	2.9%
2015	13,225	2,417	4.1%

SOURCE: U.S. Census Bureau.

NOTE: Compound Annual Growth Rate (CAGR) indicates a steady rate of growth at which a quantity (population in this case) grew or is projected to grow over a defined time period. The actual year-to-year growth in prior or future years may be more volatile, but the CAGR identifies a smoother average rate over the entire time period.

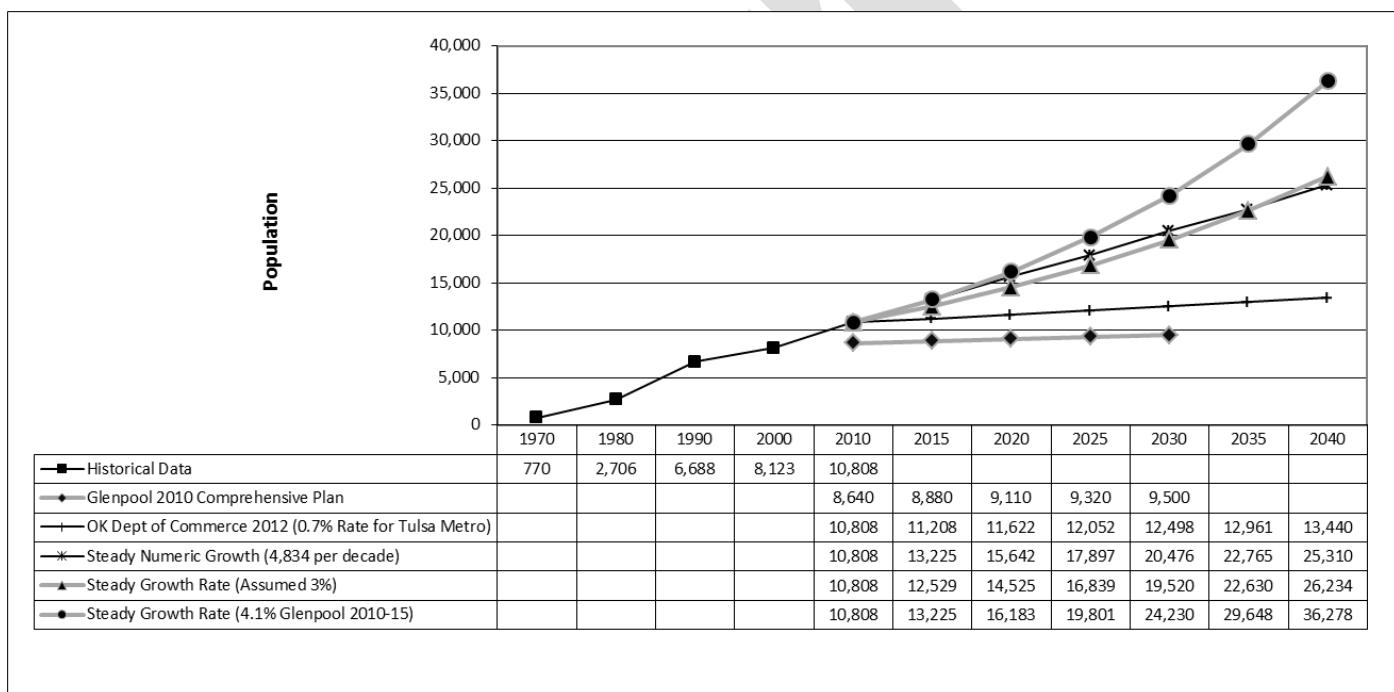
For historical perspective, the last comprehensive planning process for Glenpool in 2010 assumed the city would grow from 8,640 residents that year to approximately 9,500 in 2030. The calculations were done before Census 2010 results were available. As it turned out, Glenpool's growth pace had already



accelerated, resulting in an actual Census count of 10,808 in 2010. As a result, the projections in the previous plan started from an assumed 2010 base-year population that was lower than the actual 2010 count by 2,168 persons. This low base, combined with more conservative growth rate assumptions, led to future-year population numbers through 2030 that are much lower than newer projections. Overall, the 2010 projection showed Glenpool's population growing by approximately 10 percent over the 20-year plan horizon through 2030.

Displayed in **Figure 1, Glenpool Population Growth Scenarios Through 2040**, is a comparison of several potential scenarios for population change in Glenpool over the next 20+ years. The projections build on the Census 2010 baseline of 10,808 persons and identify potential population levels in five-year increments out to 2040.

**FIGURE 1: Glenpool Population Growth Scenarios Through 2040**



Along with the numbers from the Glenpool 2010 Comprehensive Plan for comparison, the other scenarios include, from lowest to highest potential growth:

**Projection Based on Oklahoma Department of Commerce Regional Projection.** The Department of Commerce generates very long-range projections through 2075 for counties statewide, as well as for key metropolitan areas including the Tulsa area. Such projections were last published in 2012. The Department projected that the Tulsa metropolitan area will grow from 937,478 residents in 2010 to just over 1.5 million in 2075. This means the area population will grow by 60 percent over the 65-year period, with the Tulsa area accounting for 27 percent of statewide population by 2075 relative to 25 percent in 2010. This yields a 0.7 percent Compound Annual Growth Rate (CAGR, see definition in footnote to Table 1 above). The projection line in Figure 1 labeled Oklahoma Department of Commerce indicates, purely for comparison, the population increase that Glenpool would experience through 2040 if it grew at the same 0.7 percent CAGR assumed for the entire metropolitan area. This leads to a **2040 projection of 13,440 residents** and would mean 24.4 percent growth over the 30 years



from 2010 to 2040. As it turns out, the newest available U.S. Census Bureau population estimate for Glenpool is already 13,225 residents in 2015, nearly as high as the 2040 projection above, underscoring the recent growth surge Glenpool has seen. (The Department of Commerce expects that the Tulsa area and all of Oklahoma will experience slower long-term population growth as is anticipated for the entire nation given declining birth rates and other factors.)

[NOTE: The Indian Nation Council of Governments (INCOG) is in the process of updating its Regional Transportation Plan (RTP) to extend the planning horizon by five more years through 2040. Population projections prepared for the 2035 RTP had a 2005 base year and are no longer relevant to Glenpool given its increased growth rate in recent years.]

**Steady Numeric Growth.** This projection line in Figure 1 is also purely for comparison as it reflects a “straight-line projection” method in which the community adds the same number of new residents to its population each decade—4,834 persons, which is derived from recent growth since Census 2010. This type of linear growth projection results in a declining *rate* of growth over time as the same amount is being added to an ever-expanding base. The newest available U.S. Census Bureau population estimate indicates that Glenpool had a CAGR of 4.1 percent from 2010 to 2015. Under this projection scenario, the CAGR would decrease to 3.4 percent for the entire 10 years from 2010 to 2020 and continue declining to 2.7 percent for 2020-2030 and 2.1 percent for 2030-2040. This leads to a **2040 projection of 25,310 residents** and would mean 134 percent growth over the 30 years from 2010 to 2040. This is substantially higher than the previous scenario tied to Oklahoma Department of Commerce projections for the Tulsa metropolitan area.

**Steady Growth Rates.** Rather than steady numerical growth, the two final scenarios involve an exponential growth method in which a constant *rate* of growth is assumed for projection purposes, which results in higher projections. This is similar to the power of compound growth in a savings account over time; the interest (i.e., growth) rate may not change, but it is being applied to an ever-expanding balance, resulting in larger and larger interest earnings over time. The last projection line in Figure 1 labeled Steady Growth Rate (4.1% Glenpool 2010-15) indicates the population growth Glenpool would experience if it grew at the same CAGR of 4.1 percent that it did from 2010 to 2015. Other exponential growth scenarios can be considered simply by varying the CAGR assumption and plugging in a different growth rate than the 2010-15 rate. For comparison, the projection line in Figure 1 labeled Steady Growth Rate (Assumed 3%) indicates the population growth that would result from a lower CAGR of three percent through 2040. The three percent scenario produces a **2040 projection of 26,234 residents** and would mean 143 percent growth over the 30 years from 2010 to 2040. If Glenpool were to maintain the 4.1 percent CAGR of recent years, this would yield a **2040 projection of 36,278 residents** and would represent 237 percent growth over the 30-year timeframe.

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#### Bottom Line

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It is wise for cities to think in terms of a range of potential growth rather than an absolute number given the uncertainty of any small-area forecast that extends beyond a few years. Given Glenpool’s location at the southern edge of the Tulsa urbanized area and its growth prospects as a next logical extension of regional housing development and population absorption, it will be wise for Glenpool to focus on the projection scenarios above that yield the highest potential growth over the next several decades. Whether this trends toward a 2040 population that is closer to the mid-30,000s versus the mid-20,000s will depend on actual year-over-year land development activity, the City’s ability to serve this pace of growth with adequate public infrastructure and services, and community values and preferences as to where growth occurs and at what intensity, which will ultimately translate into zoning policies and capital projects and public services planning.



# Title 11 ZONING REGULATIONS

## Chapter 3 Zoning Districts and Map

### Subchapter 2: Land Uses.

#### 11-3-5: Purpose.

Table 11-3-8, “Residential Uses by Zoning District”, and Table 11-3-9, “Nonresidential Uses by Zoning District”, hereafter referred to as the “Zoning/Land Use Matrices”, list zoning districts and representative land uses. Each table specifies permitted uses (uses allowed by right), limited uses (uses allowed subject to compliance with special standards), Specific Use Permit uses (uses allowed subject to compliance with special standards and the review and approval of the Planning Commission and City Council, respectively), and prohibited uses (uses not allowed), in each district.

#### 11-3-6: Uses Not Listed.

- A. **Authorization of Proposed Use.** If a use is not specified in the *Zoning/Land Use Matrices*, the City Planner shall make a determination as to whether the proposed use is either a subcategory of a permitted, limited, specific, or prohibited use, or if the use is functionally similar to a permitted, limited, specific, or prohibited use. Upon making a determination, the City Planner shall either authorize the proposed use and apply all standards applicable to the similar use, or prohibit the proposed use if the use is deemed comparable to a prohibited use.
- B. **If Not Authorized, Then Prohibited.** If the City Planner determines that a proposed use is not a subcategory of, or functionally similar to, a permitted, limited, or specific use, then the use shall be considered to be a prohibited use.
- C. **Decision Criteria.** The following decision criteria shall be evaluated by the City Planner to decide whether a proposed use is a subcategory of, or is functionally similar to, a permitted, limited, or specific use. Upon any appeal from the decision of the City Planner, the Board of Adjustment shall make the same evaluation.
  1. Application of Section 11-2-2, *Definitions*, when applicable;
  2. Nature of the use, potential impacts on surrounding properties, hours of operation, or a plan of operation describing the use;
  3. Off-street parking and traffic generation characteristics of the use; and
  4. Any other reasonable and pertinent criteria that the City Planner, or the Board of Adjustment when deciding an appeal, determines necessary to make a determination.

**D. Findings of Fact and Effect of Decision.** The following conditions shall govern the City Planner, and the Board of Adjustment upon any appeal from the decision of the City Planner, upon issuance of an unlisted land use interpretation:

1. No unlisted use interpretation shall permit any use unless evidence is presented which demonstrates that it will comply with each use limitation established for the particular district;
2. No unlisted use interpretation shall permit any use unless such use is substantially similar to, and compatible with, other uses permitted in the district, and is more similar to such other uses than to permitted, limited, or specific uses in a more restrictive district;
3. If the proposed use is most similar to a use permitted only as a limited or specific use in the district in which it is proposed to be located, then any use interpretation permitting such use shall be conditioned on obtaining a limited use approval or a specific use permit approval, as applicable;
4. If the City Planner approves an application for a decision pursuant to this section, then the use shall be allowed subject to the same standards and procedures of the zoning district to which it was compared for the purposes of the favorable decision; and
5. If the City Planner determines that a proposed use is not a subcategory of, or functionally similar to a use permitted in the district where the property is located, the proposed use shall be prohibited in that district, and findings of fact for such decision shall be prepared for the applicant and official City records.

### **11-3-7: Legend for Zoning / Land Use Matrices.**

**A. Using the Tables.** The tables in this Subchapter are divided into residential uses and nonresidential uses. Within each table, representative land uses are listed in rows in alphabetical order. Zoning districts are arranged in columns. Where rows and columns intersect, a letter indicates if the use is permitted, limited, special, or prohibited in the district, as set out below, and if allowed as an accessory use or for a temporary time period.

**B. Symbols.** The tables in this Subchapter use the following symbols:

1. "P", means that the land use is a *Permitted Use*, subject to all other provisions of this Title.
2. "L", means that the land use is a *Limited Use*, which is permitted and may be administratively approved by the City Planner subject to:
  - a. All standards for permitted uses set out in Title 11;
  - b. Applicable Limited Use standards for the specified use set out in Chapter 3, Subchapter 3, "Specific and Limited Uses"; and
  - c. All applicable processes and procedures set out in Chapters 8 and 9 of Title 11.
3. "S", means that the land use is a *Specific Use* which is allowed once granted a *Specific Use Permit*, which may be approved following a public hearing conducted by the Planning Commission and a subsequent public hearing conducted by the City Council, as set out in Section 11-9-12, "Specific Use Permits", and subject to:
  - a. All development standards set out in Title 11;
  - b. Applicable Specific Use Permit requirements set out in Subchapter 3, "Specific and Limited Uses"; and
  - c. All applicable processes and procedures set out in Chapters 8 and 9 of Title 11.

4. "-", means that the land use is a *Prohibited Use* in the specified zoning district.
5. "T", means that the land use is permitted on a *Temporary* basis, subject to all provisions of this Title and the time limitations established by Title 11, the Zoning Clearance Permit, and/or the Certificate of Occupancy.
6. "A", means that the land use is permitted as an *Accessory* use, subject to all accessory use provisions of Chapter 5, *Accessory Use and Building Standards*.
7. Symbols may be combined where necessary, such as, but not limited to, "LA", *Limited Accessory Use*, or "TS", *Temporary - Specific Use Permit*.
8. Any use may be considered for inclusion in a Planned Unit Development (PUD). The *Zoning/Land Use Matrices* reflect those uses particularly suitable for most PUDs.

**NOTE: The two draft tables below contain only some example rows at this point, for illustration and discussion, pending further coordination between City and consultant staff on the overall draft tables for all land uses.**

#### 11-3-8: Residential Uses by Zoning District.

Land Use	Zoning Districts																			
	Agricultural / Residential												Nonresidential							PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RM-3	RMT	RMH	OL	OM	CS	CG	IL	IM	IH	PUD	
Bed and Breakfast Inn	L	L	-	-	-	-	L	L	L	L	-	L	-	-	-	-	-	-	P	
Dwelling, Single-Family	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Dwelling, Townhome (3-6 dwelling units)	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	P	
Manufactured Home Park or Subdivision, RV Park	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Rooming and Boarding House	LA	LA	LA	LA	LA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

#### 11-3-9: Nonresidential Uses by Zoning District.

Land Use	Zoning Districts																			
	Agricultural / Residential												Nonresidential							PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RM-3	RMT	RMH	OL	OM	CS	CG	IL	IM	IH	PUD	
Concrete, Asphalt Batching Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TS	TS	TP	P	-	
Concrete, Asphalt Batching Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-	
Convenience Retail and Service	-	-	-	-	-	-	-	-	-	-	-	LA	LA	P	P	P	P	P	P	
Industrial, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	P	-	-	

NOTE: Yellow highlighting indicates proposed new text while all other text is from the City's existing zoning regulations in Title 11.

**TABLE 11-3-9**  
**Nonresidential Uses by Zoning District**

Land Use	Zoning Districts																		PUD	
	Agricultural / Residential												Nonresidential							
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RM-3	RMT	RMH	OL	OM	CS	CG	IL	IM	IH		
Industrial, Light, Flex Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
Office, General	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P		
Restaurant	-	-	-	-	-	-	-	-	-	-	-	L	L	P	P	P	P	P		
Shopping Center: Neighborhood	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P		
Shopping Center: General Retail	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P		
Telecommunication, Wireless Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	L	L	P	P	-	

# Title 11

## ZONING REGULATIONS

### Chapter 3

#### Zoning Districts and Map

##### **Subchapter 3: Specific and Limited Uses.**

###### **11-3-9: Purpose and Applicability.**

###### **A. Purpose.**

The purpose of this Subchapter is to promote compatibility among land uses in the City by setting out specific standards for the establishment of the Limited Use and Specific Use Permit uses identified in the *Zoning/Land Use Matrices*.

###### **B. Applicability.**

1. Uses shown in the *Zoning/Land Use Matrices* as Limited Use "L" or Limited Accessory Use "LA" may be approved by the City Planner if they meet the general requirements set out in this Subchapter and all other applicable standards of Title 11.
2. Uses shown in the *Zoning/Land Use Matrices* as Specific Use Permit "S" may be approved if they meet any applicable general requirements set out in this Subchapter and all other applicable standards of Title 11, and subject to the granting of a Specific Use Permit, as set out in Sec. 11-9-12, "Specific Use Permits".
3. Uses shown in the *Zoning/Land Use Matrices* as Specific Use Permit "S" that are not subject to any specific general requirements set out in this Subchapter are subject to conditions of approval, as set out in Subsection D below, as well as the requirements set out in Sec. 11-9-12, "Specific Use Permits", and all other applicable standards of Title 11.

###### **C. General Standards for Limited Uses.** A Limited Use may be approved by the City Planner if, in addition to meeting the standards for the use cited in this Subchapter, the applicant demonstrates that the use:

1. In its proposed location, will not conflict with the implementation of the Comprehensive Plan or any other plan adopted by the City; and
2. Is compatible with surrounding land uses and will not materially detract from the character of the immediate area or negatively affect anticipated development or redevelopment of the surrounding area.

The City Planner may refer any Limited Use application to the Planning Commission for a decision. Upon referral, the Commission may approve, approve subject to conditions, or deny the application. Such decision shall be final.

**D. General Standards for Specific Use Permits.** An application for a Specific Use Permit may be approved, approved subject to conditions, or denied by the City Council upon receiving a recommendation from the Planning Commission based on the following criteria:

1. The ability of the use to comply with any applicable regulations that may be stipulated in this Subchapter;
2. Any conflict the use, in its proposed location, could create with the implementation of the Comprehensive Plan or any other plan adopted by the City;
3. The ability of the use to be compatible with surrounding land uses, blend into and not detract from the character of the immediate area, and not negatively affect anticipated development or redevelopment of the surrounding area; and
4. Any other criteria the Commission or Council determines to be reasonable and necessary to ensure the use is appropriate in the proposed location. Such decision by the City Council shall be final.

**NOTE: The Residential and Nonresidential use standards sections below include only example standards for some selected uses at this point, for illustration and discussion, pending further coordination between City and consultant staff on the overall use standards for this Subchapter.**

### **11-3-10: Residential Uses.**

As indicated for each use, the following standards apply either to residential Limited Uses that are approved by the City Planner, subject to potential referral to the Planning Commission, or to residential uses that require Specific Use Permit approval by the City Council, upon recommendation of the Planning Commission, or to both. Specific uses are also subject to any other conditions of approval necessary to satisfy the criteria set out in Subsection D, "General Standards for Specific Use Permits", above.

#### **B. Commercial Use of the Home.**

1. *Bed and Breakfast Inn* may be allowed as a specific use, as specified in the *Zoning/Land Use Matrices*, if all of the following requirements are met:
  - a. The owner/operator shall maintain a register of guests and events for each calendar year and shall make such register available to the City upon request. The maximum length of stay for any guest shall be limited to 30 days per calendar year;
  - b. The maximum number of guestrooms shall be limited to 12, provided that one off-street parking space is available per guestroom;
  - c. Cooking facilities are prohibited in guestrooms;
  - d. The inn may not be used as a restaurant, for special dining events, or catering. Meals may only be served to overnight guests;

- e. Signage shall be subject to approval, but in no case shall **not** be internally illuminated or exceed six square feet in the RE and RS zoning districts; or 32 square feet in all other districts. ~~in display surface area or twenty feet (20') or a Sign height shall not exceed four feet unless the site fronts on a state or federal highway; in which case eight feet is permitted. in height, and illumination, if any, shall be by constant light. Provided further, that in no instance shall the sign exceed two (2) square feet in display surface area when located in an RS or an RE zoning district; and~~
- f. If the inn is not located in an RE or RS zoning district, applicants may request that the inn **be allowed to be** rented for special events, such as, but not limited to, weddings, anniversaries, or dinner parties. The request shall be evaluated on the ability of the site to accommodate anticipated off-street parking needs and the impact of such uses on adjoining properties. The City may stipulate the maximum number of special events per year and the maximum number of guests per event.

3. *Home Occupation* may be allowed as a limited use in all residential zoning districts, as specified in the *Zoning/Land Use Matrices*, and with all residential uses, if the home occupation is carried on by an occupant of the dwelling as a secondary use incidental to the principal use of the dwelling as a residence, and if all of the following requirements are met:

- a. Location: The home occupation shall be conducted entirely indoors within the principal structure.
- b. Area: The maximum floor area utilized for home occupation purposes shall not exceed 25 percent of the total floor area of the principal structure.
- c. Employees: The home occupation shall be engaged in only by the family or person occupying the dwelling as a private residence. No person shall be employed in the home occupation other than a member of the immediate family residing on the premises.
- d. Visibility of Merchandise: No merchandise shall be displayed in such a manner as to be visible outside the premises.
- e. Outdoor Storage: Outdoor storage is prohibited.
- f. Maintenance of Residential Character: No alteration of the residential character of the premises may be made in order to facilitate the home occupation.
- g. Signs: One identification sign shall be permitted per dwelling advertising the home occupation. The sign shall be affixed to the principal building or customary accessory building and shall not exceed six square feet in surface area. Sign illumination is prohibited.
- h. Disturbances: No mechanical or electrical equipment or other activities shall be allowed which create noise, dust, odor, or electrical disturbance.
- i. Traffic and Parking: No home occupation shall generate more than 15 additional vehicle trips per day to and from the premises. All parking needs shall be accommodated by off street parking, **which includes the use of a driveway**, provided that the residential character of the premises is not altered.

### 11-3-11: Nonresidential Uses.

As indicated for each use, the following standards apply either to nonresidential Limited Uses that are approved by the City Planner, subject to potential referral to the Planning Commission, or to nonresidential uses that require Specific Use Permit approval by the City Council, upon recommendation of the Planning Commission, or to both. Specific uses are also subject to any other conditions of approval necessary to satisfy the criteria set out in Subsection D, "General Standards for Specific Use Permits", above.

3. *Office Accessory Use* may be allowed as a limited accessory use within an office building or office complex, on a property zoned OL or OM, as specified in the *Zoning/Land Use Matrices*, if:
  - a. The use is necessary and appropriate for the convenience of the office occupants, such as, but not limited to, hair care, bookstore, florist, gift, novelty, pharmacy, newsstand, shipping, stationery and office supplies, dine-in restaurant, café, or cafeteria;
  - b. The use is structurally integral within the principal building, is located entirely within the principal building, and has no direct exterior public access, excluding required fire exits;
  - c. Multiple such uses in one office building are collectively limited to an area no greater than 15 percent of the gross *first* floor area of the building;
  - d. Any individual restaurant occupies an area no greater than five percent of the gross *first* floor area of the building; and
  - e. Exterior signs, including window signs, identifying the use are prohibited.

# Title 11

## ZONING REGULATIONS

### Chapter 3

#### Zoning Districts and Map

##### Subchapter 4: Planned Unit Development (PUD).

###### **11-3-12: General.**

###### **A. Purpose.**

1. A PUD is a zoning classification that combines the zoning, subdivision, and site plan processes in a manner that benefits the City by creating community character and the developer by expanding development options and flexibility, and reducing uncertainty.
2. It is not the purpose of a PUD to maximize lot yield or to deviate from the standard zoning regulations without clear benefits to the City. The City will only consider a PUD when the warrants listed in Subsection C below will result from the development.

###### **B. Goals.**

1. Every PUD should achieve a development outcome that is superior to that possible through general zoning districts, addresses the needs of the development market for greater flexibility and certainty, and supports the desire of the City to achieve the goals and objectives of the Comprehensive Plan.
2. The following types of development can only be achieved by use of a PUD and are encouraged by the City:
  - Mixtures of residential types, densities, dwelling sizes and heights, lot sizes and widths, and design character in a single cohesive manner throughout the development;
  - Mixtures of residential types with specific nonresidential uses in appropriate locations relative to residential, and with standards to ensure the compatibility and design integration of all uses;
  - Mixtures of nonresidential development limited to specific uses, and the exclusion of other uses that may not be desirable in a given PUD; and
  - Clustered development in units that preserves meaningful open space, protects natural resources, provides corridors for linear parks and bikeways, buffers different use types, buffers streams, wetlands, and floodplains to improve water quality and minimize flood risk, and provides areas for active and passive recreation opportunities.

3. Creation of a development framework that provides both the developer and the City flexibility, within predetermined codified parameters, with appropriate Commission and Council oversight.

### **C. Warrants.**

To obtain approval of a PUD, the applicant must submit a site development plan, concept plan, plats, parks and recreation schematic plans, amenity plans, building design elevations, a written narrative describing the development standards proposed to govern the PUD, and other documents to demonstrate that the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits, such as:

1. An efficient provision of infrastructure that sustains the natural environment;
2. Continuity of the roadway system that effectively distributes and calms traffic both within and through the development;
3. Pedestrian systems via on-street bicycle lanes or off-street bicycle trails and sidewalks that improve pedestrian and bicycle circulation;
4. Good transitioning of housing types within the development and with development adjacent to the PUD;
5. Protection and preservation of natural resources and valued or sensitive land features; and
6. Improved development quality that includes landscape and other decorative treatments along perimeter collector and arterial streets and the perimeter of the development.

The greater flexibility afforded to the developer to best utilize the physical features of the site must result in a commensurate exchange of greater public benefits than would otherwise be achieved through non-PUD development procedures under Title 11.

### **D. Applicability.**

1. A PUD application may be submitted for land located within any general zoning district or combination of general zoning districts. In every instance, the PUD is to be reviewed as to the proposed location and character of the uses and the unified treatment of the development of the tract.
2. A PUD approved prior to the effective date of Title 11 shall be carried forth in full force and effect, and all conditions, restrictions, regulations, and requirements that apply to the respective PUD shown on the *Official Zoning Map* at the date of adoption.

### **E. Effect of Approval.**

1. Upon approval of a PUD, no modification of use or bulk and area requirements that would have applied under general zoning standards shall be effectuated by issuance of any building or zoning clearance permit until a subdivision plat incorporating the provisions and requirements of the PUD is approved by the City and duly filed of record in the office of the County Clerk of Tulsa County.

2. Upon approval of a PUD, the existing zoning will cease to exist and the property shall be rezoned to "PUD", subject to all of the requirements adopted by the City Council in the ordinance that establishes the PUD.

### 11-3-13: Standards.

A. **Context.** Each PUD proposed for the City's consideration shall be unique. The development standards that are appropriate for each shall be derived by the following factors:

1. **Context Sensitivity.** It is essential to identify the existing uses and streets that adjoin the PUD, or that are proposed to adjoin the PUD. The Future Land Use Map and Major Streets and Highways Plan shall also be consulted for context. Each of these conceptual elements factor into the design of the PUD.
2. **Site Sensitivities and Constraints.** It is essential to identify development constraints on the property where the PUD is proposed, and on adjoining sites. Examples of constraints include uneven terrain, steep slopes, creeks and other water features, wetlands and floodplains, dense tree cover, and any pre-existing mineral extraction facilities. These features affect land development decisions, and some natural constraints can be treated as opportunities that, when preserved, will provide meaningful open space, greenbelts for linear parks and trails, and land use buffers, as well as focal points within a development.
3. **Development Linkage.** It is essential that developments are designed in a manner that will provide appropriate auto, pedestrian, bicycle and utility linkages between existing and future development. Site constraints that extend onto abutting properties could be combined into a larger park or open space area.
4. **Site Visibility.** To create community character, it is imperative that the perimeter of the development, particularly along highways and arterial and collector streets, be designed appropriately with greenbelts, decorative walls or fencing, and landscaping to create a positive appearance for community residents and those traveling through the City.

After analyzing the factors described above, a Contextual Plan shall be developed that depicts each factor as many critical PUD design decisions will be derived from this information.

B. **Proposed Uses and Design.** The developer may propose one or more uses, expressly prohibit certain uses, or itemize the list of uses proposed in the PUD. Uses shall be proposed in logical locations based on surrounding uses and roads and the ability to provide buffer areas to ensure that all uses in the PUD, and outside the PUD, are compatible.

1. **Concept Plan.** Proposed PUD uses shall next be illustrated on a PUD Concept Plan that shows where each use is proposed to be located, proposed acreage of each use, and proposed density of each residential use (gross units per acre) and proposed intensity of each nonresidential use (ratio of floor area to site area). Densities and intensities shall be indicated by pod within the PUD and by overall PUD calculations. The Concept Plan shall show how open space is proposed to be used as buffers, preserved as common open space, or used for recreational purposes. The Contextual Plan shall be referenced to ensure that the proposed PUD uses fit the context of the surrounding area and development.

2. **Conceptual PUD Narrative.** The developer shall propose, and describe in narrative form, specific development standards to govern each proposed use type in the PUD. This shall be done either by referencing the development standards of specific zoning districts in Title 11 or by proposing a unique set of development standards for each use in the PUD, or different densities or intensities for particular use areas in the PUD. Along with basic use and dimensional standards, the development standards narrative shall outline an architectural design palette, sign program, and amenity program, and also specify how open spaces and other common areas will be designed and maintained.
3. **Conceptual Utility and Drainage Plan.** The developer shall prepare a conceptual plan for utilities and drainage to illustrate how these essential facilities and public safety will be addressed, but also as critical considerations for ensuring development linkage and depicting how drainage areas may be designed as usable recreation areas and amenities.
4. **Design Elements.** Following is a representative list of design elements that are encouraged by the City in general, and particularly within PUDs:
  - Aerated ponds surrounded by trails and other amenities, or dry detention with appropriate slopes to allow active recreation.
  - Wider sidewalks that can accommodate pedestrians and bicycles.
  - Linear parks or trails that can connect to other local and regional trail networks and adjoining development.
  - The use of unified and consistent design elements, such as materials, colors, and design, for perimeter walls or fencing, primary road frontage, entry signs, and amenities in the development.
  - Provision of common open space designated for trails, playgrounds, active or passive recreation, and as water quality buffer areas.
  - Preservation of trees and sensitive areas to enhance the appearance of the perimeter of the development, provide buffers between uses, and enhance livability.
5. **Negotiation and Processing.** With each of the plans and narratives complete, the City and developer shall begin to assess how the proposed PUD addresses the PUD purposes and standards expressed in this Subchapter and shall begin the processes set out in Sections 11-9-8, "Conceptual PUD Development Plan", 11-9-9, "Preliminary PUD Zoning Amendment", and 11-9-10, "Final PUD Zoning Amendment", concurrent with the submittal of Preliminary and Final Plats, as set out in Title 12, Subdivision Regulations.

### 11-3-14: Administration.

- A. **Building Permits.** Upon the recordation and filing of an approved PUD subdivision plat, the acceptance of any required public improvements, and the issuance of a Zoning Clearance Permit, a building permit may be issued for land in the PUD in accordance with the approved plat and PUD. ~~A building permit for a freestanding or separate commercial structure within a PUD containing no commercial zoning shall not be issued until building permits have been issued for at least one half (1/2) of the number of dwelling units on which the authorization of the commercial use is based.~~
- B. **Amendments.** Minor and Major Amendments to the PUD may be considered in

accordance with the processes set out in Section 11-9-4, "PUD Site Plan Amendment, Minor", and Section 11-9-11, "PUD Major Site Plan Amendment". Minor changes in the PUD may be authorized upon approval by the planning commission and city council, which may direct the processing of an amended subdivision plat incorporating such changes, so long as substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions thereof. Changes which would represent a significant departure from the outline development original PUD plat, shall be processed as set out in Section 11-9-9, "Preliminary PUD Zoning Amendment". shall require compliance with the notice and procedural requirements of an original planned unit development.

C. **Abandonment.** Abandonment of a PUD is subject to City Council approval, upon receiving a recommendation by the Planning Commission, of an application for an amendment to the *Official Zoning Map* to repeal the PUD. If the PUD is repealed, the property shall automatically be rezoned AG and shall be so noted on the *Official Zoning Map*. Upon final action authorizing the abandonment of the PUD, no building permit shall be issued except in accordance with the restrictions and limitations of the AG general zoning district or districts.

### **11-3-15: Subdivision Required**

A. PUD subdivision plats shall be filed with the City concurrent with the Preliminary and Final PUD Zoning Amendment Plans. Plats shall be processed in accordance with the requirements of Title 12, *Subdivision Regulations*.

B. Covenants to provide for the ownership and maintenance of common open space to reasonably ensure its continuity and conservation shall be provided to the City for review as to form. Open space may be dedicated to a private association or to the public, subject to the approval of City Council.

Such covenants as will reasonably ensure the continued compliance with the approved outline development plan. The planning commission may require covenants which provide for detailed site plan review and approval by said designated authority (homeowners' association, developer, etc.) prior to the issuance of any building permits within the PUD. In order that the public interest may be protected, the city shall be made beneficiary of covenants pertaining to such matters as location of uses, height of structures, setbacks, screening, and access. Such covenants shall provide that the city may enforce compliance therewith, and shall further provide that amendment to such covenants shall require the approval of the planning commission and the filing of record of a written amendment to the covenants, endorsed by the planning commission.

### **Existing Language from Title 11, Chapter 11 to be Deleted:**

In every instance, the PUD is to be reviewed as to the proposed location and character of the uses and the unified treatment of the development of the tract. The regulations of the general zoning district or districts remain applicable except as specifically modified pursuant to the provisions of this chapter. No modification of use or bulk and area requirements of the applicable general use district or districts shall be permitted unless a subdivision plat incorporating the provisions and requirements of this chapter is reviewed by the planning commission and approved by the city council and filed of record in the Tulsa County clerk's office.

**11-11-1: DESCRIPTION:**

**11-11-3: GENERAL PROVISIONS:**

A planned unit development is permitted on tracts having the supplemental district designation PUD. In every instance, the PUD is to be reviewed as to the proposed location and character of the uses and the unified treatment of the development of the tract. The regulations of the general zoning district or districts remain applicable except as specifically modified pursuant to the provisions of this chapter. No modification of use or bulk and area requirements of the applicable general use district or districts shall be permitted unless a subdivision plat incorporating the provisions and requirements of this chapter is reviewed by the planning commission and approved by the city council and filed of record in the Tulsa County clerk's office.

**11-11-4: USES PERMITTED:**

A. Principal Uses: The development may consist of one or more of the uses (except uses contained within section 11-12-21, use unit 21 of this title) permitted by right or exception within the general zoning district or districts within which the planned unit development is located provided, that: 1) if any part of the planned unit development is located within a residential district, the permitted uses may additionally include one or more of the dwelling types contained in use unit 6, single family dwelling use unit 7, duplex dwelling and use unit 8, multi family dwelling and similar uses (sections 11-12-6, 11-12-7 and 11-12-8, respectively, of this title) 2) that section 11-12-9, "Use Unit 9, Manufactured Housing", of this title, is a permitted use only within the planned unit developments which are located in whole or in part in an

RMH district. The permitted uses may be allocated within the development irrespective of the general zoning district boundaries.

B. Accessory Uses:

Accessory uses customarily incident to the principal uses within the PUD are permitted.

Accessory commercial: In addition to accessory uses customarily incidental to a permitted principal residential use, accessory use, accessory commercial facilities may be included within the residential portion of a PUD in accordance with the following standards:

1. The accessory commercial uses shall be limited to the following uses:

Bakery, retail only.

Barbershop.

Beauty shop.

Bookstore.

Cafeteria.

Candy store.

Coffee shop.

Dairy store.

Delicatessen.

Dry cleaning pick up.

Food specialty shop.

~~Gift, novelty, souvenir shop.~~  
~~Grocery (other than supermarkets).~~  
~~Health food store.~~  
~~Hobby shop.~~  
~~Ice cream store.~~  
~~Laundry pick up.~~  
~~Liquor store.~~  
~~Newsstand.~~  
~~Offices (performing services to residential areas).~~  
~~Pharmacy.~~  
~~Private club or lodge.~~  
~~Pro shop.~~  
~~Restaurant (other than drive-in).~~  
~~Tailor shop.~~  
~~Tobacco store.~~

2. The aggregate floor area of the accessory commercial facilities shall not exceed fifty (50) square feet per dwelling unit nor a total of thirty thousand (30,000) square feet.
3. Each accessory commercial establishment, except private clubs or lodges or restaurants, shall be limited to a maximum of three thousand five hundred (3,500) square feet of floor area.
4. Accessory commercial signs shall be limited to one nameplate of not more than sixteen (16) square feet for each establishment. Nameplates shall be attached flat against a building wall and shall not be animated, flashing, or have other than indirect illumination. Window signs shall not be permitted.
5. The accessory commercial uses shall be internally oriented, designed primarily for the service, convenience, and benefit of the residents of the PUD, and shall be designed and located in such manner as to be compatible with the residential use of the PUD and of adjacent properties. No freestanding accessory commercial structure shall be located within three hundred feet (300') of the perimeter of a planned unit development.

~~Signs: Signs in a planned unit development shall comply with all requirements of the appropriate use unit. See chapter 12 of this title. (Ord. 665, 9-17-2012 amd. 2013 Code)~~

#### **11-11-5: BULK AND AREA REQUIREMENTS:**

A. ~~Intensity Of Use: It is the intent of this title that the aggregate intensity of use within the planned unit development remain substantially the same as that which would be permitted if the area were developed conventionally, but that within the development, the intensity may be reallocated irrespective of the general zoning district boundaries.~~

##### **1. Residential Intensity:**

~~a. The residential intensity shall not exceed a maximum number of dwelling units computed as follows:~~

~~Maximum number of permitted dwelling units = gross area\* of property located within a residential district divided by minimum land area per dwelling unit permitted in the applicable~~

use district.

~~\*For the purposes of intensity computations, "gross area" shall be the sum of all land areas in the PUD used for residential dwellings, plus all residential open space or recreational areas which are not used to meet the public parks and open space requirements of section 12-5-10 of this code.~~

b. The minimum land area per dwelling unit, for the purpose of the computation described in subsection A1a of this section, shall be the least restrictive minimum land area per dwelling unit permitted in the applicable district as set forth in sections 11-7-4-1 and 11-7-4-2 of this title. Each six hundred (600) square feet of a quasi-dwelling, such as a care home, shall constitute a dwelling unit. If the PUD is within two (2) or more residential districts, the permitted density shall be the sum of the permitted dwelling units computed separately for the gross area within each district. For a PUD

~~located totally within a residential district or districts, the area, for the purposes of the computation described in subsection A1a of this section, shall be reduced by the area or areas designated for any principal use other than dwellings, quasi-dwellings and residential open space and areas.~~

2. Nonresidential Intensity:

a. The nonresidential intensity shall not exceed a maximum permitted floor area computed as follows:

~~Maximum permitted floor area = gross area\* of property located within a nonresidential district multiplied (x) by the floor area ratio permitted either by right or exception within the bulk and area requirements of the applicable use district except, where a floor area ratio is not specified, a floor area of 0.75 shall apply.~~

~~\*For the purposes of intensity computations, "gross area" shall be the sum of all land areas in the PUD used for residential dwellings, plus all residential open space or recreational areas which are not used to meet the public parks and open space requirements of section 12-5-10 of this code.~~

b. The intensity of use of a PUD located within two (2) or more zoning districts of the following differing general classifications: residential, office, commercial and industrial, shall be separately calculated and allocated within the planned unit development by said general classification.

B. Minimum Lot Width And Lot Area: Within a PUD, a minimum lot size requirement of eight hundred (800) square feet shall apply to lots utilized for dwelling purposes. A minimum lot width requirement of twenty feet (20') shall apply to lots utilized for dwelling purposes. When, however, lot areas or widths are less than would be required by the underlying zoning district, special design features such as building design, screening walls or fences, and/or zero lot line placement shall be incorporated in the PUD to assure as much or more privacy and separation as would be achieved by complying with standard lot area and width requirements.

C. Livability Space:

1. Within a PUD, livability space shall be provided in an aggregate amount of not less than the amount of livability space required by the applicable use district (section 11-7-4-1 of this title) for conventional development of a comparable number of dwelling units. Required livability space shall be provided on the lot containing the dwelling unit or units on which computed, or in common areas. It is expected that a minimum of thirty five percent (35%) of the required livability space will be in common areas, which are maintained by a homeowners' association or the city. At least one half (1/2) of the required common area shall be in the form of improved active or passive recreation areas. The site's major natural amenities, for example, unusual rock, outcroppings, groves of trees, ravines, ponds and streambeds, should be incorporated into the common areas. Common livability space shall be designed and located so as to be accessible to the dwelling units it is intended to serve.

2. Provisions for the ownership and maintenance of common livability space as will ensure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of subsection 11-11-8E of this chapter.

D. Building Height And Yards: Within a PUD, the planning commission shall prescribe building height limitations and minimum yards, which shall be incorporated within the subdivision plat in compliance with the provisions of subsection 11-11-8E of this chapter.

E. Environmental Design: The flexibility of design allowed in a PUD must be used to minimize any adverse impacts the development might produce on existing vegetation, scenic points, waterways, wildlife or other natural or community assets. The design should also preserve watercourses and floodplains in their natural state and minimize the amount of grading necessitated by the construction of roads, utilities, drainage structures and buildings, particularly in hilly areas. A detailed landscaping plan showing the spacing, sizes and specific types of landscaping materials shall be submitted along with the detailed site plan required by the planning commission.

#### 11-11-6: PERIMETER REQUIREMENTS:

The planning commission shall prescribe perimeter requirements for screening, landscaping, and setbacks, as are necessary to assure compatibility with adjoining and proximate properties, which shall be incorporated within the subdivision plat in compliance with the provisions of subsection 11-11-8E of this chapter.

#### 11-11-7: OFF STREET PARKING AND LOADING:

Off street parking and loading spaces shall be provided as specified in the applicable use units and in conformance with the requirements of chapter 13 of this title. Required spaces may be provided on the lot containing the uses for which it is intended to serve or in common areas. Common parking area shall be designed and located so as to be accessible to the uses it is intended to serve. Provisions for the ownership and maintenance of common parking space, as will ensure its continuity and conservation, shall be incorporated in the subdivision plat, in compliance with the provisions of subsection 11-11-8E of this chapter.

#### 11-11-8: ADMINISTRATION OF PLANNED UNIT DEVELOPMENT:

A. General Requirements: Any person, corporation, partnership, or association, or combination thereof, owning or possessing a property right or interest in or to a tract of land

may make application for the supplemental district designation PUD. Such application shall be accompanied by an outline development plan processed in the manner set forth in subsections B, C and D of this section. An application for the supplemental district designation PUD may be processed simultaneously with an application for an amendment to the general zoning district and made contingent upon approval of said application.

**B. Application And Outline Development Plan:** An application for a planned unit development shall be filed with the planning commission. The application shall be accompanied by a fee. Such fee shall not include advertising and sign costs, which shall be billed to the applicant. The application shall be in such form and content as the planning commission may, by resolution, establish provided, that eighteen (18) copies of an outline development plan shall accompany the filing of the application. The outline development plan shall consist of maps and text which contain:

1. A site plan reflecting:
  - a. Proposed location of uses, including off street parking, open spaces and public uses.
  - b. Development standards for location, height, setback and size of buildings and other structures.
  - c. Public and private vehicular and pedestrian circulation.
  - d. The approximate intensity of residential uses expressed in number of dwelling units and the approximate intensity of nonresidential uses expressed in floor area allocated to each identifiable segment of the planned unit development.
  - e. Proposed screening and landscaping.
  - f. Proposed location, height and size of any ground sign.
  - g. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed.
  - h. Finished topography.
2. Existing topographic character of the land including identification of floodplain areas, treed areas, slope analysis and soil analysis.
3. An explanation of the character of the PUD.
4. The expected schedule of development.
5. The planning commission may relate elevations and perspective drawings of the proposed buildings as part of required detailed site plan review.
6. Detailed landscaping plan.

**C. Public Hearing And Planning Commission Action:**

1. The planning commission, upon the filing of an application for the supplemental

district designation PUD, shall set the matter for public hearing and give twenty (20) days' notice thereof by publication in a newspaper of general circulation in the city, and twenty (20) days' notice by the posting of a sign or signs on the property. Within sixty (60) days after the filing of an application, the planning commission shall conduct the public hearing and shall determine:

- a. Whether the PUD is consistent with the comprehensive plan.
- b. Whether the PUD harmonizes with the existing and expected development of surrounding areas.
- c. Whether the PUD is a unified treatment of the development possibilities of the project site.
- d. Whether the PUD is consistent with the stated purposes and standards of this chapter.

2. The planning commission shall forward its recommendation, the application, and the outline development plan to the city council for further hearing as provided in subsection D of this section.

D. City Council Action: Upon receipt of the application, outline development plan, and planning commission recommendation, the city council shall hold a hearing, review the outline development plan and approve, disapprove, modify, or return the outline development plan to the planning commission for further consideration. Upon approval, the zoning map shall be amended to reflect the supplemental designation PUD, and the applicant shall be authorized to process a subdivision plat incorporating the provisions of the outline development plan.

E. Planned Unit Development Subdivision Plat: A planned unit development subdivision plat shall be filed with the planning commission and shall be processed in accordance with the subdivision regulations and, in addition to the requirements of the subdivision regulations, shall include:

1. Details as to the location of uses and street arrangement.