

S P R I N G S

2 0 3 0



City of Sand Springs, Oklahoma
Land Use Master Plan
Prepared by the City Planning Department
Adopted by Council, June 26th, 2017
Resolution 17-25

Acknowledgements

This project commenced in the fall of 2015. Below is a comprehensive list of those who contributed to the process of developing the Sand Springs 2030 Plan.

Citizens of City of Sand Springs

Community Survey - 602 Citizen Responses

Imagine Sand Springs Web Map- 103 Suggestions

Sand Springs City Council

Mayor, Mike Burdge, Ward 3

Vice Mayor, John Fothergill, Ward 4 Councilor

*Michael Phillips, Ward 1 Councilor **

Phil Nollan, Ward 1 Councilor

*Dean Nichols, Ward 2 Councilor**

Patty Dixon, Ward 2 Councilor

Christine Hamner, Ward 4 Councilor

Beau Wilson, Ward 5 Councilor

Brian Jackson, Ward 6 Councilor

Jim Spoon, At Large Councilor

**Previous Members*

Sand Springs Planning Commission

Commissioner Thomas Askew

Commissioner Paul Shindel

Commissioner Joe Shelton

Commissioner Jason Mikles

Commissioner Harold Neal

Commissioner Patty Dixon

Commissioner Keri Fothergill

*Commissioner Jerry Riley**

*Commissioner Michael Phillips**

*Commissioner Merle Parsons**

**Previous Members*

City Staff

Elizabeth Gray – City Manager

David Weatherford – City Attorney

Kasey St. John – Marketing Director

Mike Carter – Police Chief

Mike Wood – Fire Chief

Derek Campbell – Public Works Director/City Engineer

Vernon Smith – Infrastructure Planning

Chad DuBois - GIS Technician

Grant Gerondale - Director- Parks & Recreation

Joe Medlin - Parks Superintendent

Jeff Edwards - Projects/Facilities Manager

Andy Templeton – Code Enforcement Manager

Brad Bates – City Planner

Cynthia Webster – Planning Admin Assistant

Sand Springs Development Authority

Trustee Troy Cox

Trustee Tom Meshek

Trustee Robert Autrey

Trustee Dana Box

Trustee Sharon Weaver

Executive Summary

The City of Sand Springs existing Comprehensive Plan has become outdated and in need of updating with the last substantial update occurring in 2002. Sand Springs has had various difficulties in generating residential growth to the area, attracting and growing the retail sector, and retaining job creating employment industries. Numerous factors are to be attributed to the slowed growth of the community. Reevaluating the community from a comprehensive planning stand point will provide a picture of what the community desires, while formulating a plan to act as a guiding document to drive positive growth.

The Sand Springs 2030 Land Use Master Plan (Plan) provides an outline for growth and development in the City of Sand Springs over the next 15 years that is based on community input from a fall of 2015 Community Survey and online community mapping efforts. The Plan consists of a land use plan map and a supporting text document that contains data, specific goals, action plans, and recommendations for land use and development in the City and surrounding areas within the fenceline. The map illustrates, in a generalized manner, a preferred land use pattern of development for all areas within the City and fenceline. Numerous areas are left as residential as these areas are still relatively natural in state and should be left for future designation as development occurs spurning the need for additional planning efforts.

Development of this Plan included input from citizens, significant land owners, political leaders, city staff, the real estate community, Sand Springs Public Schools, and other stakeholders. Additionally, regional and adjoining jurisdictions long range plans were taken into account.

As adopted, the Plan will be a policy document providing guidance to City officials as they develop future budgets, plan for expansion of infrastructure and other services, and make important land use decision such as re-zoning requests. As a policy document, the Plan expresses the intentions of the City's visions, objectives, goals, action plans and strategies for future land use development.

This Plan is a long term guiding document intended for helping realize an anticipated future development pattern. However, it is not a firm or inflexible document, as growth patterns and land use scenarios are subject to change over the course of the next 15 years. During preparation of the Plan, there is no way to predict with any level of certainty all of the changes that may occur in Sand Springs and the surrounding areas during the Plan's lifespan. Recognizing that unforeseen changes occur, the Plan is a flexible document and provides a reliable tool for evaluating development proposals. Procedures are identified allowing amendments to the Plan when warranted. Amendments will be evaluated based on how they advance the goals of the Plan and if the change is still consistent with the overall concepts of the Plan.

Table of Contents

Chapter I – Community History and Background	I
Regional and Historical Context	I-1
Chapter II – Plan Development	II
Community Survey – Fall 2015	II-1
Imagine Sand Springs Interactive Map – Fall 2016	II-1
City of Sand Springs Departmental Input	II-1
Stakeholder Involvement	II-2
Chapter III – Social and Demographic Facto	III
2030 Projected Populations	III-1
Population Growth 1970-2010	III-1
Median Age	III-3
Race	III-4
Economic Factors	III-4
Chapter IV – Goals and Action Plan Strategies	IV
Plan Element - Land Use	IV-1
Plan Element – Quality of Life	IV-4
Plan Element – Infrastructure	IV-9
Plan Element – Downtown Area	IV-13
Plan Element – Public Safety	IV-15
Plan Element – Economic Development	IV-18
Chapter V – Future Development Plan	V
Land Use Categories	V-2
Bicycle and Pedestrian Component	V-10
Land Use Master Plan	V-11
Land Use Evaluation Matrix	V-13

Appendix (A)	APP
• Citizens Survey Results Summary	APP-1
Appendix (B)	APP-15
• Imagine Sand Springs Map & Comments	APP-16
Appendix (C)	APP-19
• Major Street and Highway Plan	APP-20
• Functional Classification of Roads Map	APP-21
Appendix (D)	APP-22
• Go Plan – Tulsa Regional Bicycle & Pedestrian Master Plan	APP-23
• Go Plan – Sand Springs Community Plan	APP-24
Appendix (E)	APP-32
• City Water Distribution and Treatment Facilities - Existing	APP-33
• City Stormwater Drainage System - Existing	APP-34
• City Wastewater Treatment System and Facilities – Existing	APP-35
Appendix (F)	APP-36
• Case Community Park Master Plan	APP-37
Appendix (G)	APP-38
• Sand Springs Keystone Corridor Redevelopment Plan: 2025	APP-39
Appendix (H)	APP-40
• Keystone Ancient Forest Master Plan	APP-41
Appendix (I)	APP-42
• Sand Springs Planning Area Map	APP-43
• Sand Springs Public Facilities Map	APP-44
Appendix (J)	APP-45
• Sand Springs – Pogue Airport Master Plan	APP-46
Appendix (K)	APP-47
• Sand Springs Policing Plan	APP-48



Chapter ,

Community History and Background

Regional and Historical Overview





Regional and Historical Overview

The following Regional and Historical Overview was primarily written by the Oklahoma Historical Society more specifically being found in *The Encyclopedia of Oklahoma History and Culture* as cited and recognized below, with minor additions and changes provided by City Staff.

Carl E. Gregory, "Sand Springs," *The Encyclopedia of Oklahoma History and Culture*, www.okhistory.org (accessed November 30, 2016)

The City of Sand Springs in no way takes credit for the writing of this historical summary, but does want to credit the Oklahoma Historical Society for its excellent research and well worded outline of the unique history from which the City of Sand Springs came and still honors today.

"The city of Sand Springs is located in Tulsa County at the junction of U.S. Highway 64 and State Highways 51 and 97. The first recorded settlement in the area of what is now Sand Springs can be traced to as early as 1826 when a small band of the Cherokee resided in that general location. However, due to treaties with the Creek this area was transferred from the Cherokee to the Creek. Soon after the Creek took possession of the area, a Confederate Indian veteran of the Civil War, Lt. Thomas Adams, settled in the area with his family. The place was known for its clear springs used as a source of drinking water. However, eventually the Creek would also be moved. The only remaining sign of their settlement is a small cemetery located in the parking lot of the Keystone Plaza Shopping Center.

The history of Sand Springs began in 1908, when Charles Page had become wealthy in the oil boom and wanted to give back some of the wealth. Mr. Page took over a failing orphanage and moved the children to his new townsite of 160 acres located west of Tulsa. Although, starting with only a tent housing seven orphans, the tent was quickly replaced by a frame building capable of serving more than fifty children and grew in WR the Sand Springs Home.

The early story of Sand Springs is the story of Charles Page and his wish to give back to the area. To that end and to help the children he decided to build a park, and according to the *Tulsa World*, in November 1909 Page received a shipment of deer that would form the basis of a small herd of deer, antelope, and bison for the Sand Springs Park, which also came to include amusement rides. By April 1915 all of the eighty-acre park with amusements, including a carousel, a Ferris wheel, and a roller coaster, were in place. In addition to the park he also established a zoo.

Page built the Sand Springs Railway, which began in 1911 with the laying of line that carried two gasoline-engine rail cars to connect Sand Springs to Tulsa. Electric trolleys soon replaced this mode of transport. Receipts from the railroad and money from royalties from the gas wells located on Page's land supported the home. The interurban line lasted until January 2, 1955, when the last revenue-passenger car made its run from between Sand Springs and Tulsa. The Sand Springs Railway was also the last operating interurban in the state. Owned by Sheffield Steel since 1993, the railway still operated at the beginning of the twenty-first century.

Page also decided to form the City of Sand Springs to the west of the home. He offered free land to anyone who wanted to relocate. He established the afore mentioned transportation system connecting Tulsa and Sand Springs and offered companies a twenty-thousand-dollar relocation bonus.

The townsite of Sand Springs was laid out in 1911 with the building of the interurban, and the city was incorporated in 1912 with a population of approximately four hundred citizens. Along with the growth of commerce and residences, in 1917 a brick-and-steel edifice replaced the children's home building. Also in 1918 Page established a "widow's colony" there, allowing widows to maintain and keep together their families. The "colony" is now called the Charles Page Family Village and is designed to help mothers get back on their feet while still allowing their family to stay together.

By 1918 Sand Springs's population had grown to an estimated nine hundred. They supported two banks, a hotel, a local newspaper (the *Leader*), and all of the amenities equal to any city in the state. Some of these were the Kerr Glass Manufacturing Company, Commander Mills, Southwest Box Company, and Sinclair Prairie Refineries. The city was also known for its social and medical institutions, including the Sand Springs Home, Oakwood Sanitarium, Poole Hospital, the Salvation Army Maternity Home, and the Sand Springs School for the Deaf.

Other city services also developed. In 1920 the census indicated that the population had grown to 4,067. In 1920 a dam was constructed across Shell Creek to supply the growing community with water from newly formed Shell Creek Lake. Because he was in competition with the Spavinaw Water Project, Page offered to sell some of the new lake's water to Tulsa. Tulsa declined the offer. Unfortunately, Mr. Page died in 1926. In 1929, his widow, Lucile Page, commissioned the Page Memorial Library to honor him. This beautiful, art deco building stands as a corner stone on Main and Broadway Streets adjacent to the town triangle that bears a statute of Mr. Page. Today, it serves as the Sand Springs Museum and houses artifacts, pictures, and stories about Sand Springs growth as well as hosts traveling exhibits. The Simms Airport opened as a private airport in 1947 and closed in 1986. Sand Springs opened its municipal airport in May 1971. The name was changed in 1975 to William R. Pogue Airport to honor the Skylab 4 astronaut.

By 1930 the city's population had risen to 6,674. In 1932 the community was home to seven auto businesses, a canning plant owned by the Sand Springs Home, a creamery, a foundry, two glass factories, two cotton gins, two ice companies, three laundries, an oil refinery, a textile mill, and many more businesses. This was not to say all that was well, as Sand Springs lost part of its population during the Great Depression years. The population declined to 6,137 in 1940. By 1950 the figure reached 6,994. This trend would continue, and in 1960 the figure was 7,754, and in 1970, 10,565. The 1980 population stood at 13,121, and in 1990, 15,346 persons resided there. The city had a charter in place by 1969 and since that time has operated under a council/manager form of government. In 1965 Sand Springs also annexed Prattville, on the south side of the Arkansas River, an event that explains the large jump in population in the 1960s.

In 2015 the city had a population of 19,783 people. Today, Sand Springs is home to industries such as Webco, Baker Petrolite, Piping Enterprise, Cust-O-Fab, and many more. A new Public Works Facility known as the Spring Lake Campus has been constructed and houses numerous City of Sand Springs departments in one location. Construction and updates to the city Wastewater Treatment Plant have been made to modernize the facility and allow for future expansion. The city has utilized Vision 2025 Funding for the acquisition, clearing,

and redevelopment of a commercial area known as River West which includes a coffee shop, hotel, restaurant, pharmacy, auto parts store, with plans for additional development. The city has also utilized the renewal of the Vision Funding to aid in the planning and future development of a new public safety facility. Other city improvements have been made to the parks with replacement of playgrounds, the addition of splash pads, and other park renovations. Additionally, the former Gerdau Ameristeel plant is now owned by the Omni Group who has plans to revitalize the property through the removal of structures and redevelopment of the property.

Sand Springs Community Survey

The purpose of this survey is gain a better understanding of what the citizens of Sand Springs feel can be improved upon from a city wide perspective relating to: quality of life, parks and recreation, shopping/goods/services, restaurants, housing, and infrastructure (water/sewer lines, streets, etc.). The results of this survey will help to provide information that will help aid in the development of an Updated Comprehensive Plan that will guide the city in planning future growth, development, and expansion. Citizen input is vital in insuring that the plan will represent the opinions, vision, and desires of the community as a whole.

* Required

1. I am a: *
Mark only one oval.

- Male
 Female

2. My age is: *
Mark only one oval.

- Under 20 Years
 20-39 Years
 40-59 Years
 60-79 Years
 80 Years and Over

Chapter 2

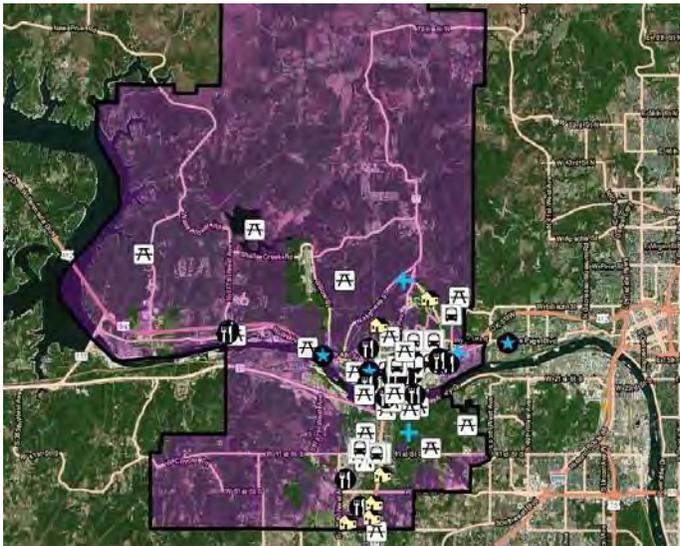
Plan Development

Community Survey – Fall 2015

Imagine Sand Springs Interactive Map – Fall 2016

City of Sand Springs Departmental Input

Stakeholder Involvement



Community Survey – Fall 2015

The City of Sand Springs Planning Department embarked on a community outreach effort to engage citizens in the Comprehensive Planning process. In the Fall of 2015 (September 1st through September 30th) the City launched a community survey that included 51 Questions that covered a variety of questions related to Public Safety, Quality of Life, Parks and Recreation, Shopping/Goods/Services, Restaurants, Housing, and Infrastructure. The purpose was to allow citizens to express their opinions, ideas, and desires for the future of Sand Springs, with the results serving as information that will assist in an overhaul of the City's Comprehensive Plan by allowing goals, objectives, and strategies to be formulated. The survey was made available in electronic format via social media and the City's website. Additionally, hard copies were made available at City Hall, Sand Springs Senior Center, and the Case Community Center. The Community Center also had a Survey Station setup that allowed citizens to take the survey online at the Community Center.

During the time period the survey was available, there were 602 responses or 3% of the population. This provided an adequate sampling of the community to gather important data on what the citizens desired. Topics such as improved parks, additional retail and dining opportunities, visual appearance, expanded trail systems, revitalization/redevelopment, expanded housing stock and opportunities, etc. were some of the key takeaways from this survey effort (See Appendix A).

Imagine Sand Springs Interactive Map – Summer 2016

The City of Sand Springs Planning Department launched at the end of the Summer 2016 (Month of August) a web based interactive map to allow citizens the opportunity to help guide where they thought different uses such as commercial, industrial, mixed use, residential, etc. would be suitable. This map was intended to allow citizen participation in helping shape and form land use designations for updating the Sand Springs Comprehensive Plan. The purpose of the mapping exercise was to help identify areas within the city limits of Sand Springs and unincorporated parts of its fenceline for future development, redevelopment, or preservation of areas. The map was made available via social media and the City of Sand Springs website.

The exercise accumulated 103 responses or suggestions for how and where to improve Sand Springs as a community. Many of the responses suggested revitalization of the Charles Page Blvd. corridor between Adams Rd. and 81st W. Ave. Additionally, many citizens suggested doing something with the former Gerdau Steel Mill. Other suggestions included revitalization of blighted or underutilized areas, additional affordable housing, expanded recreational opportunities, increased commercial development, transportation improvements, etc. (See Appendix B)

City of Sand Springs Departmental Input

City Planning staff scheduled departmental meetings to establish goals and actions plans to include in the comprehensive plan. Staff received input from Public Works Employees in relation to plan elements for Quality of Life, Infrastructure Planning, and Land Use. Parks Staff contributed input towards Quality of Life goals and action plans for improvements to trails,

parks, sporting facilities, and other recreational amenities. Police and Fire staff helped to prioritize what was important and necessary in relation to Public Safety objectives for the future. The City's internal Economic Development Committee helped create an Economic Development Action Plan that has been adopted by the City Council. These recommendations helped shape the Economic Development plan element. Code Enforcement representatives helped with Land Use elements of the plan update. City Planning contributed ideas in relation to Land Use practices and regulation. Planning also suggested ideas for improving the historic downtown area of Sand Springs. Numerous other City Staff helped contribute to the Comprehensive Plan through participation in the Community Survey, the Imagine Sand Springs Web Map process, and by providing information to staff members who were involved in direct meetings with planning staff. City of Sand Springs Department Heads were all involved in the process through reviewing documents and discussing the Comprehensive Plan in City Manager/Department Head Meetings.

Stakeholder Involvement

City Planning staff met with or contacted various property owners about their thoughts and desires for some of the properties they own. Property owners in some cases were tentative about how and what they thought was the best use for some of their properties, while they had clear plans or ideas for others. In some cases property owners have completed conceptual development plans for properties, but have not moved forward with any actual development according to these development plans. Others have plans for demolition and redevelopment of their properties as age, deterioration, and closures of businesses have left properties unused. Other property owners contributed input in regards to perceived development challenges or difficulties that face Sand Springs specifically and provided suggestions for how improvements can be made.

Staff also engaged Sand Springs Public Schools for information about future plans for growing the School District. Representatives indicated that they have maintained enrollment at approximately 5,000 students for many years and anticipate the enrollment will remain stable for the foreseeable future. The School has been very proactive over the last 15 years with the renovation of existing facilities, expansion projects, sports facility improvements, and technological improvements. However, the district indicated that this sort of improvement plan would slow in the near future until revenue bonds that were sold to finance major improvements in 2009 are fully paid off in 2024. School representatives alluded to the City's need for additional improvements in areas such as sidewalks, lighting, parks, and other public improvement that would enhance school properties as well.

The Real Estate community was engaged to find out what opinions they have on the stability of the Sand Springs market for the foreseeable future. Many indicated that there is a need for more entry-level housing to offset the amount of middle to high income housing that has been built in recent years. Additionally, many feel that the market is able to withstand additional residential growth that has been slowed in recent years. However, while the amount of housing being built has slowed the estimated and assessed value of new construction has continued to increase. Furthermore, the marketability of available land for development outside of the City Limits has been improved with Rural Development Loans through USDA now being made available to those areas that once were not eligible (areas may be suitable for annexation in the future). Many feel that various industrial areas are prime for redevelopment and utilization. Some feel that many of the historical industrial areas might be better suited for redevelopment as commercial due to the adjacency to highly visible and traveled highway corridors.

Business engagement was sought to try and determine what future growth plans businesses within the community might have. Various industries within the community have been hit hard by the recent economic downturn which has halted growth and expansion plans. However, other businesses have already begun expanding and upgrading facilities. Others have indicated desires for expansion or relocation within the community. Numerous businesses have made changes from being renters or leasers to invested property owners.



Chapter III

Social and Demographic Factors

2030 Projected Populations

Population Growth 1970-2010

Median Age

Race

Economic Factors



SOCIAL AND DEMOGRAPHIC FACTORS

The data in this section includes detailed demographic and economic data for Sand Springs, Osage County, Tulsa County, and the Tulsa Metropolitan Statistical Area (MSA) population as follows:

- 2030 Projected Populations
- Population Growth 1970-2010
- Median Age
- Race
- Economic Factors

2030 PROJECTED POPULATIONS

The 2030 projected population by INCOG based on trend line data for Sand Springs is 23,083. The 2030 projected population by INCOG based on trend line data for Osage County is 55,539 and Tulsa County is 707,547.

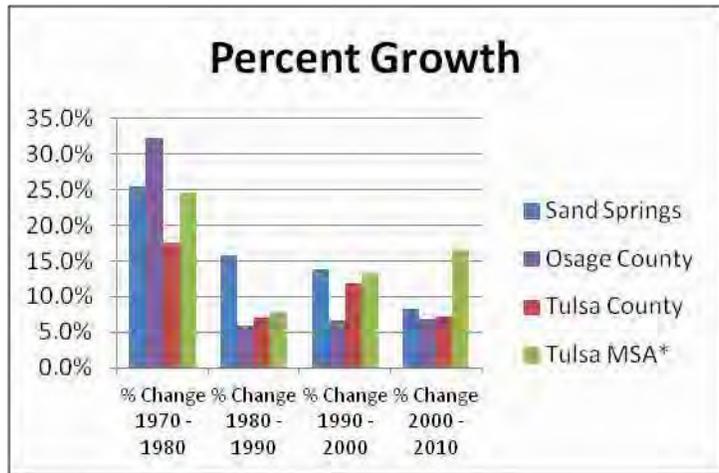
POPULATION GROWTH

Total Population						
	1970	1980	1990	2000	2010	2013 (est)
Sand Springs	10,565	13,246	15,339	17,451	18,906	19,339
Osage County	29,750	39,327	41,645	44,437	47,472	47,987
Tulsa County	399,982	470,593	503,341	563,299	603,403	622,409
Tulsa MSA*	527,533	657,367	708,954	803,235	937,478	961,561

Source: US Bureau of the Census
 *The Tulsa MSA prior to June 6, 2003 consisted of only 5 counties: Creek, Osage, Rogers, Tulsa & Wagoner. Now it include those five plus Okmulgee and Pawnee counties

% Change 1970 -1980	Average Annual Growth Rate 1970-2013	% Change 1980 -1990	Average Annual Growth Rate 1980-2013 (est)	% Change 1990 -2000	Average Annual Growth Rate 1990-2013 (est)	% Change 2000 -2010	Average Annual Growth Rate 2000-2013 (est)	% Change 2010 -2013 (est)	Average Annual Growth Rate 2010-2013 (est)
25.4%	1.9%	15.8%	1.4%	13.8%	1.1%	8.3%	0.83%	2.3%	0.8%
32.2%	1.4%	5.9%	0.7%	6.7%	0.7%	6.8%	0.61%	1.1%	0.4%
17.7%	1.3%	7.0%	1.0%	11.9%	1.0%	7.1%	0.81%	3.1%	1.0%
24.6%	1.9%	7.8%	1.4%	13.3%	1.5%	16.7%	1.52%	2.6%	0.9%

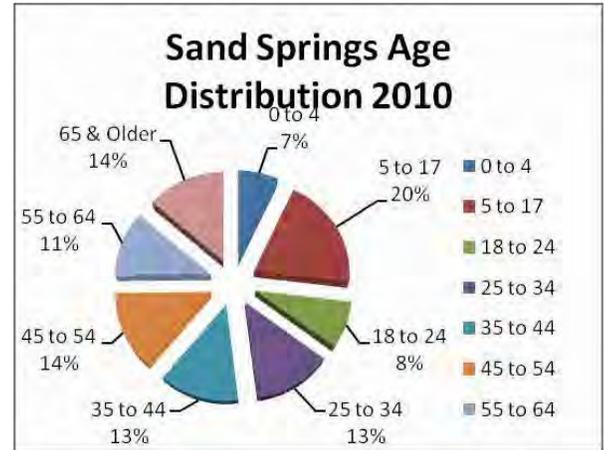
- The 2010 Census shows that Sand Springs had a total population of 18,906 residents which is an increase of 8.3% from the 2000 population of 17,451 residents. From 2000-2010 Tulsa County had an increase of 7.1% in population, Osage County had an increase of 6.8% in population, and the Tulsa MSA had an increase of 17%. Therefore, Sand Springs is growing faster than Tulsa and Osage County but not as rapidly as the Tulsa MSA from 2000-2010.



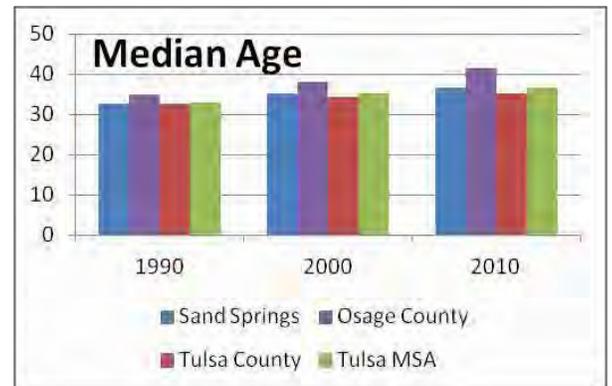
- Census data from **1980-2013 (Estimated Population)** shows Sand Springs increased in population by 45% from 13,246 to 19,339. Tulsa County increased in population by 19%, Osage County increased in population by 38% and the MSA 43%. During this time, Sand Springs grew faster than the County but not nearly as rapidly as the MSA. The Sand Springs population increased 14% from 15,853 in 1980 to 18,074 in 1990, which exceeded the 5% rate of growth for Tulsa County, and the 7% growth of the MSA during that same period.
- **Projections from 2010-2030** by the Oklahoma Department of Commerce (ODOC) show Sand Springs to grow at 8%, as compared to Tulsa County at 9.1%, Osage County at 12.5% and the MSA at 11.2%. The total growth rate anticipated over this period of times shows that Sand Springs is anticipated to lag behind in overall growth. This is an area of concern that needs to be addressed in future land use decisions.
- **ODOC projections for 2020-2030** show Sand Springs to grow at the rate of 4.3%, an identical rate for Tulsa County of 4.3%, Osage County at a rate of 4.9% and MSA at a rate of 5.3%.
- Sand Springs can be expected to continue to grow during the Planning Period due to the presence of excellent transportation and access to the overall metropolitan area by state and interstate highways. However, the identification of locations for growth coupled with a variety of housing options is vital to ensuring continued growth within the City of Sand Springs. Additionally, annexations of land within the Sand Springs fenceline may be necessary for future expansion and growth.

MEDIAN AGE

Sand Springs Age Data 1990-2010					
Age Groups	1990	2000	2010	% Change 1990-2000	% Change 2000-2010
0 to 4	1,155	1,183	1,330	2.40%	8.30%
5 to 17	3,454	3,776	3,756	9.3%	-0.5%
18 to 24	1,232	1,442	1,557	17.0%	8.0%
25 to 34	2,502	2,291	2,434	-8.4%	6.2%
35 to 44	2,552	2,749	2,483	7.7%	-9.7%
45 to 54	1,508	2,401	2,589	59.2%	7.8%
55 to 64	1,251	1,472	2,166	17.7%	47.1%
65 & Older	1,692	2,137	2,591	26.3%	21.2%
Total Population	15,346	17,451	18,906	13.7%	8.3%



- In 1990, the Median Age of Sand Springs was tied with Tulsa County at 32.6 years, lower than Osage County at 34.9 and the MSA at 33 years.
- In 2000, the Median Age of Sand Springs was 35.1 years which was higher than Tulsa County at 34.4 years, but lower than Osage County at 38.1 and the MSA at 35.1 years, showing Sand Springs to be younger than the County and the MSA.



- In 2010, the Median Age of Sand Springs was 36.5 years which was higher than Tulsa County at 35.2 years, but lower than Osage County at 41.5 years and tied with the MSA at 36.5 years, showing an increasing Median Age which is also the nationwide trend.
- The trends in the population age groups from 1990-2010 for Sand Springs show an increase in the 45 and Older Populations, with the largest increase in the 55-64 age groups of 47.1%. Population age groups 44 and Younger show a decrease, with the largest decrease in the 35-44 age group of -9.7%.

RACE

Population by Race & Ethnicity 2010								
Race/Ethnicity	Tulsa County		Sand Springs		Tulsa MSA		Osage County	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Total Population	603,403		18,906		937,478		47,472	
White alone	417,413	69.2%	15,463	81.8%	664,988	70.9%	31,327	66.0%
Black or African American alone	64,779	10.7%	458	2.4%	78,928	8.4%	5,401	11.4%
American Indian and Alaska Native alone	36,392	6.0%	1,667	8.8%	77,388	8.3%	6,858	14.4%
Asian alone	14,066	2.3%	112	0.6%	16,546	1.8%	133	0.3%
Native Hawaiian and Other Pacific Islander alone	429	0.1%	2	0.0%	577	0.1%	11	0.0%
Some Other Race alone	35,255	5.8%	169	0.9%	39,270	4.2%	363	0.8%
Two or More Races	35,069	5.8%	1,035	5.5%	59,781	6.4%	3,379	7.1%
Hispanic or Latino	66,582	11.0%	643	3.4%	78,446	8.4%	1366	2.9%

2010 Census data shows the race/ethnicity populations for Sand Springs, Osage County and the Tulsa MSA to be as follows:

- **White population** for Sand Springs is 81.8% compared to 70.9% in Tulsa MSA, 69.2% in Tulsa County, and 66.0% in the Osage County.
- **African American population** for Sand Springs is 2.4% compared to 10.7% for Tulsa County, 11.4% for Osage County, and 8.4% for the Tulsa MSA.
- **American Indian/Alaskan Native** population for Sand Springs is 8.8%, compared to 6.0% for Tulsa County, 14.4% for Osage County, and 8.3% for the Tulsa MSA.
- **In 2010** the percent of white population in Sand Springs and Creek County was quite comparable; the African American percent of the population was considerably smaller in Sand Springs than Tulsa County, Osage County, and the Tulsa MSA; and the American Indian/Alaska Native population for both Sand Springs and the Tulsa MSA were virtually identical, while being higher than Tulsa County but lower than Osage County.

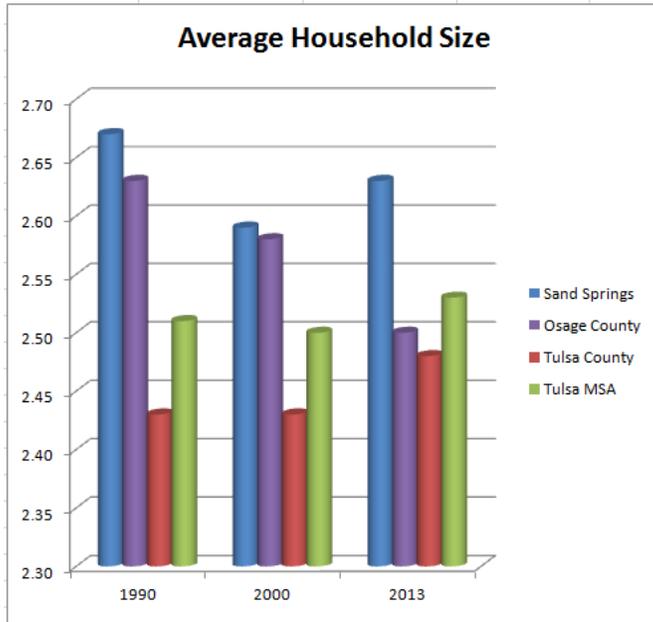
ECONOMIC FACTORS

This section presents and discusses the following economic factors which bear upon the economy of the City and the Planning Area and future economic development as follows:

- Average Age Per Household
- Labor Force
- Population Trends and Projections 1970 to 2030
- Household Income
- Educational Attainment
- Employment by Industry

- Housing Data
- Residential Building Permits 2005-2015
- Growth in Net Assessed Valuations

AVERAGE PERSONS PER HOUSEHOLD



- In 1990, the **Average Persons Per Household** was 2.67 in Sand Springs, 2.63 in Osage County, 2.43 in Tulsa County, and 2.51 in the MSA.
- In 2000, the **Average Persons Per Household** was 2.59 in Sand Springs, 2.58 in Osage County, 2.43 in Tulsa County, and 2.50 in the MSA.
- In 2010, the **Average Persons Per Household** was 2.63 in Sand Springs, 2.5 in Osage County, 2.48 in Tulsa County, and 2.51 in the MSA.

- From 1990-2010, the **Average Persons Per Household** in Sand Springs declined 0.04 persons.

LABOR FORCE

	Sand Springs			Osage County			Tulsa County			Tulsa MSA		
	1990	2000	2013	1990	2000	2013	1990	2000	2013	1990	2000	2013
Total Population	15,339	17,451	19,339	41,645	44,437	47,987	503,341	563,299	622,409	708,954	803,235	961,561
Population 16 years & Over	11,296	13,289	14,485	31,306	34,270	37,701	385,213	432,088	470,572	538,637	613,503	732,076
Percent population 16 years & over	73.6%	76.2%	74.9%	75.2%	77.1%	78.6%	76.5%	76.7%	75.6%	76.0%	76.4%	76.1%
Percent in Labor Force	68.0%	65.4%	68.5%	59.5%	59.6%	56.6%	67.6%	67.1%	67.0%	66.5%	65.9%	64.8%
Percent Employed	94.5%	95.5%	94.7%	93.3%	94.4%	93.2%	94.0%	95.1%	92.7%	93.9%	95.2%	92.6%
Percent Unemployed	5.4%	4.4%	5.3%	6.6%	5.6%	6.8%	5.7%	4.8%	7.1%	5.8%	4.6%	7.3%
Average Household Size	2.67	2.59	2.63	2.63	2.58	2.50	2.43	2.43	2.48	2.51	2.50	2.53

Source: Census 1990, 2000, ACS 2009-2013

Note: percentages for employed and unemployed are of the population in the labor force not the total population 16 years and older

- **1990 Labor Force data for Sand Springs** shows the percent of population over 16 years as 73.6% with 68% of that population in the labor force (94.5% were employed and 5.4% were unemployed). Sand Springs had higher employment rates for citizens and lower unemployment rates during this time than Tulsa County, Osage County, and the Tulsa MSA.

- **2000 Census data for Sand Springs** shows a total of 76.2% of the population over 16 years old with 65.4% in the labor force (95.5% were employed and 4.4% were unemployed). Sand Springs had higher employment rates for citizens and lower unemployment rates during this time than Tulsa County, Osage County, and the Tulsa MSA.
- **2010 Labor Force data for Creek County** shows 74.9% of the population over 16 years of age with 68.5% in the labor force (94.7% were employed and 5.3% unemployed). Sand Springs had higher employment rates for citizens and lower unemployment rates during this time than Tulsa County, Osage County and the Tulsa MSA.

POPULATION TRENDS AND PROJECTIONS: 1970 TO 2030

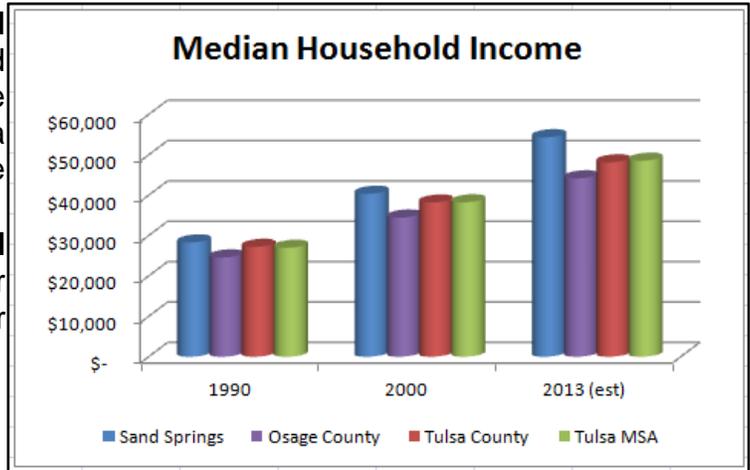
Population Trends & Projections 1970 to 2030									
	1970	1980	1990	2000	2010	2013	2020	2030	
Sand Springs	10,565	13,246	15,339	17,451	18,906	19,339	19,570	20,410	ODOC
	10,565	13,246	15,339	17,451	18,906	19,339	21,076	23,089	Trend Line
Osage County	29,750	39,327	41,645	44,437	47,472	47,987	50,900	53,400	ODOC
	29,750	39,327	41,645	44,437	47,472	47,987	51,732	55,539	Trend Line
Tulsa County	399,982	470,593	503,341	563,299	603,403	622,409	631,400	658,500	ODOC
	399,982	470,593	503,341	563,299	603,403	622,409	657,674	707,547	Trend Line
Tulsa MSA*	527,533	657,367	708,954	803,235	937,478	961,561	989,420	1,042,230	ODOC
	527,533	657,367	708,954	803,235	937,478	961,561	1,023,087	1,121,329	Trend Line
*The Tulsa MSA prior to June 6, 2003 consisted of only 5 counties: Creek, Osage, Rogers, Tulsa & Wagoner. Now it includes those five plus Okmulgee and Pawnee counties									
Source: Census, Oklahoma Department of Commerce for projection data, INCOG estimated trends were computer generated based upon decennial census year data and ACS 2009-2013 Estimate for 2013									

The 2030 INCOG population projections are as follows: Sand Springs 23,089 (per Trend Line Estimate). The 2030 projected population by the Oklahoma Department of Commerce (ODOC) for Sand Springs is 20,410.

- Population projections from INCOG for **2010 to 2030 for Sand Springs shows a 22% increase** from 18,906 to 23,089.
- Population projections from INCOG for **2010 to 2030 for Osage County shows a 17% increase** from 47,472 to 55,539.
- Population projections from INCOG for **2010 to 2030 for Tulsa County shows a 17% increase** from 603,403 to 707,547.
- Population projections from INCOG for **2010 to 2030 for the MSA shows a 19% increase** from 937,478 to 1,114,225.

HOUSEHOLD INCOME

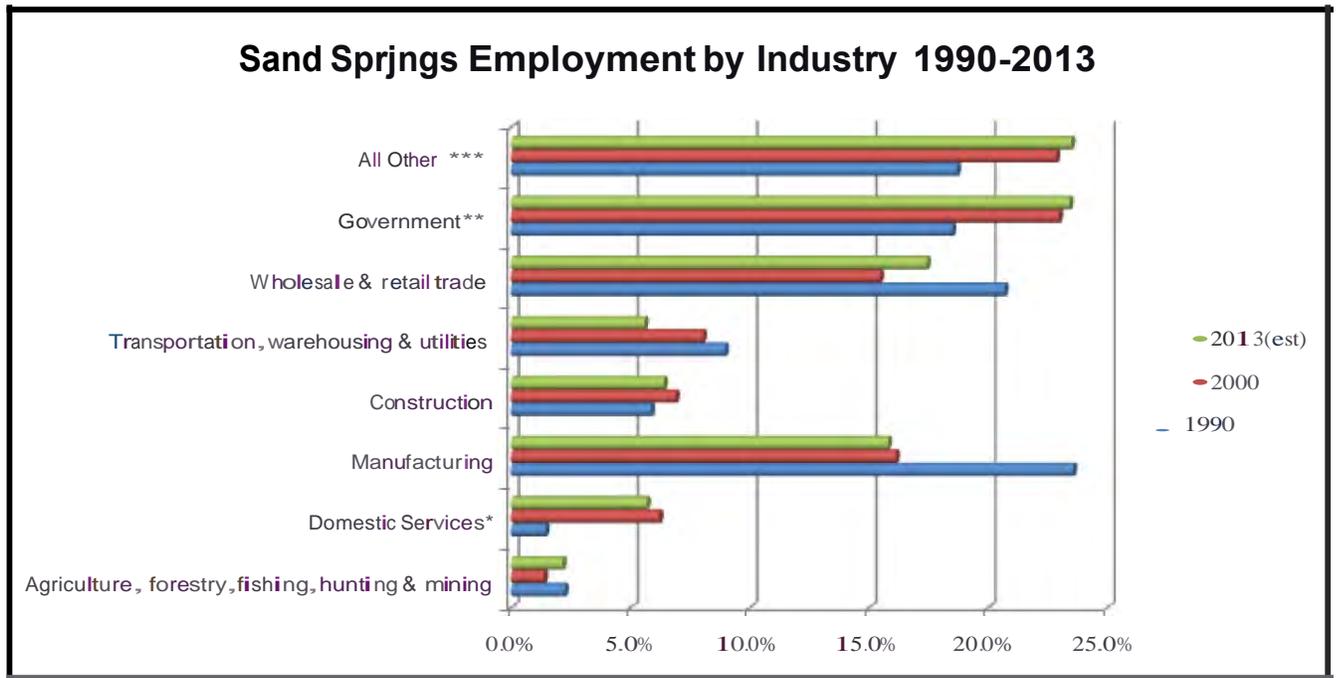
- **In 1990 Median Household Income** was \$28,315 in Sand Springs, \$24,617 for Osage County, \$27,228 for Tulsa County, and \$26,991 for the MSA.
- **In 2000 Median Household Income** was \$40,380 for Sand Springs, \$34,477 for Osage County, Tulsa County \$38,213, and \$38,261 for the MSA.
- **In 2013 Median Household Income** was \$54,381 for Sand Springs, \$44,195 for Osage County, \$48,181 for Tulsa County, and \$48,573 for the MSA.
- **From 1990-2010 Median Household Income** in Sand Springs increased from \$28,315 to \$54,381 (92%), in Osage County from \$24,617 to \$44,195 (80%), in Tulsa County from \$27,228 to \$48,181(77%), and in the MSA from \$27,288 to \$48,573 (78%).



EDUCATIONAL ATTAINMENT

Educational Attainment for Population 25 yrs & older 1990-2013													
Year and Place	Total Population 25 Years & Over		Less than 9th Grade		9th to 12th Grade, No Diploma		High School Graduate (Includes Equivalency)		Associates Degree or some college with no bachelors degree		Bachelors, Graduate or Professional Degree		Median School Years Completed
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
1990													
Sand Springs	9,577	62.4%	717	7.5%	1,672	17.5%	3,051	31.9%	2,720	28.4%	1,417	14.8%	12.8
Osage County	27,183	65.3%	2,371	8.7%	4,955	18.2%	9,723	35.8%	6,575	24.2%	3,559	13.1%	12.6
Tulsa County	322,632	64.1%	17,401	5.4%	41,540	12.9%	89,073	27.6%	98,180	30.4%	76,438	23.7%	13.1
Tulsa MSA	453,071	63.9%	29,447	6.5%	64,017	14.1%	135,975	30.0%	131,449	29.0%	92,183	20.3%	13.0
2000													
Sand Springs	11,110	63.7%	602	5.4%	1,409	12.7%	3,722	33.5%	3,432	30.9%	1,945	17.5%	13.0
Osage County	29,417	66.2%	1,762	6.0%	4,059	13.8%	10,700	36.4%	8,600	29.2%	4,296	14.6%	12.8
Tulsa County	359,386	63.8%	15,755	4.4%	37,954	10.6%	95,321	26.5%	113,660	31.6%	96,696	26.9%	13.3
Tulsa MSA	514,373	64.0%	24,130	4.7%	59,552	11.6%	151,467	29.4%	159,803	31.1%	119,421	23.2%	13.1
2013													
Sand Springs	12,221	63.2%	339	2.8%	1,021	8.4%	3,882	31.8%	4,349	35.6%	2,630	21.5%	13.2
Osage County	32,726	68.2%	1,061	3.2%	3,011	9.2%	13,285	40.6%	10,112	30.9%	5,257	16.1%	12.9
Tulsa County	395,598	63.6%	16,401	4.1%	28,952	7.3%	103,434	26.1%	129,344	32.7%	117,467	29.7%	13.4
Tulsa MSA	619,690	64.4%	24,204	3.9%	48,652	7.9%	185,599	30.0%	201,867	32.6%	159,368	25.7%	13.3

EMPLOYMENT BY INDUSTRY



Industry	Sand Springs city, Oklahoma					
	1990		2000		2013(e5t)	
	No.	%	No.	%	No.	%
Agriculture, forestry, fishing, hunting & mining	163	2.2%	115	1.4%	203	2.2%
Domestic Services *	105	1.4%	516	6.2%	535	5.7%
Manufacturing	1,711	23.6%	1,339	16.1%	1,486	15.8%
Construction	426	5.9%	573	6.9%	602	6.4%
Transportation, warehousing & utilities	651	9.0%	667	8.0%	526	5.6%
Wholesale & retail trade	1,502	20.7%	1,284	15.5%	1,639	17.4%
Government**	1,342	18.5%	1,907	23.0%	2,202	23.4%
All Other ***	1,357	18.7%	1,897	22.9%	2,209	23.5%
Total Employed	7,257		8,298		9,402	

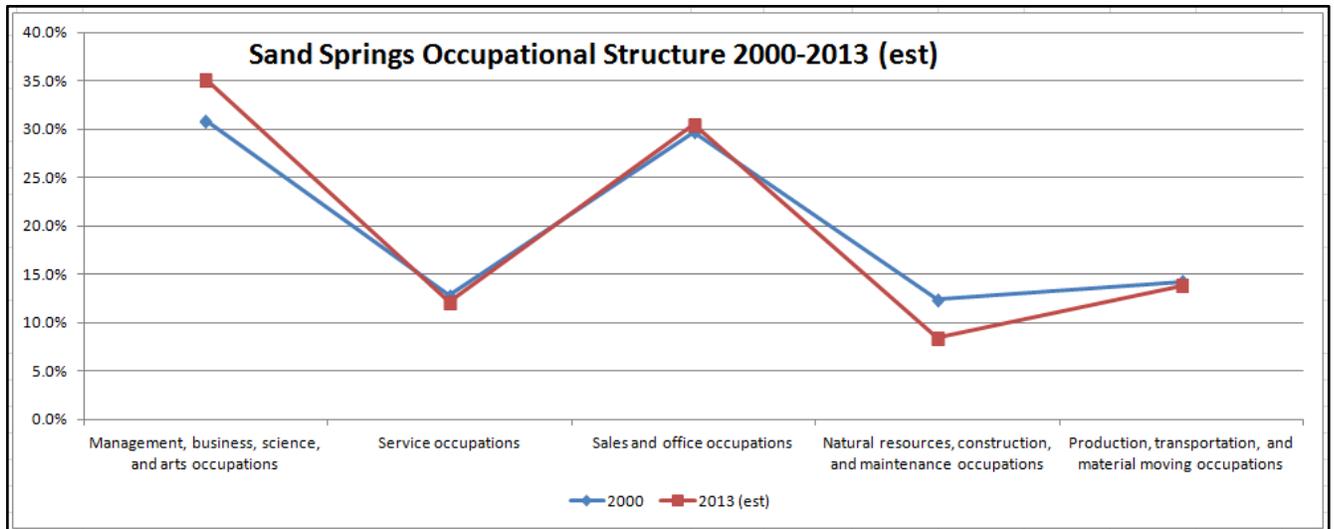
Source: US Bureau of the Census 1990, 2000 & ACS 2009-2013; Universe- Civilian Employed Population 16 years or older

*1990 category called domestic services, self-employed, & unpaid workers, for 2000 and 2010 estimate it included arts, entertainment, recreation, accommodation & food services

**Government includes Educational Services, healthcare services & social assistance and public administration for 2000 and 2010 estimate

***All other includes information, finance, insurance, and real estate (FIRE), professional, scientific, management, administrative, and waste

Sand Springs Occupational Structure 2000-2013				
Occupational Group	2000		2013 (e5t)	
	No.	%	No.	%
Management, business, science, and arts occupations	2,559	30.8%	3,302	35.1%
Service occupations	1,063	12.8%	1,114	12.2%
Sales and office occupations	2,467	29.7%	2,866	30.5%
Natural resources, construction, and maintenance occupations	1,028	12.4%	790	8.4%
Production, transportation, and material moving occupations	1,118	14.2%	1,301	13.8%
Total civilian employed population 16 years and over		8,298		9,402



HOUSING DATA

	Sand Springs			Osage County			Tulsa County			Tulsa MSA		
	1990	2000	2013 (est)	1990	2000	2013 (est)	1990	2000	2013 (est)	1990	2000	2013 (est)
Total housing units	6,289	6,979	7,901	18,196	18,826	21,150	227,834	243,953	270,608	311,890	341,415	412,299
Occupied	5,655	6,564	7,258	15,383	16,617	18,512	202,537	226,892	241,915	277,202	315,532	367,897
owner occupied	4,009	4,832	5,117	12,095	13,401	14,617	122,944	140,151	147,424	181,730	211,183	245,175
renter occupied	1,646	1,732	2,141	3,288	3,216	3,895	79,593	86,741	94,491	95,472	104,349	122,722
Vacant	634	415	643	2,813	2,209	2,638	25,297	17,061	28,693	34,688	25,883	44,402
Units in Structure												
single family	5,077	5,910	6,411	13,543	14,207	16,350	156,375	171,346	194,648	218,898	243,635	304,853
multiple family	692	702	1,176	1,096	926	1,339	61,976	64,996	68,443	67,729	70,217	77,384
mobile home or trailer	403	355	314	3,257	3,632	3,440	6,943	7,304	7,340	22,093	26,729	29,583
other*	117	-	-	300	61	21	2,540	307	177	3,170	834	479

Source: US Bureau of the Census, 1990, 2000, ACS 2009-2013
 *Other includes boat, RV, van, etc.

BUILDING PERMITS

The below table summarizes building permit activity from 2005-2015 for residential single-family building permits.

CITY OF SAND SPRINGS

Neighborhood Services Division NEW HOUSING STARTS

		2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005
Jan	Amount	3	4	2	3	3	5	4	6	10	2	5
	Value	585,294	595,158	254,697	579,831	447,935	1,123,557	766,021	1,304,260	2,329,929	494,882	961,786
Feb	Amount	4	4	9	2	3	9	13	6	6	7	8
	Value	879,141	891,103	1,420,760	474,966	504,808	1,617,896	1,830,387	1,311,928	1,429,581	1,772,080	1,775,469
Mar	Amount	6	5	7	14	4	3	2	5	12	4	10
	Value	619,926	1,055,649	1,587,131	2,295,896	997,058	442,755	486,077	1,115,211	2,340,460	788,599	1,572,036
Apr	Amount	6	4	4	10	3	9	3	5	14	9	2
	Value	877,200	805,487	874,060	1,901,226	724,298	1,685,826	454,174	849,154	2,195,911	1,685,696	480,363
May	Amount	3	9	5	4	7	4	5	4	4	6	4
	Value	607,302	1,883,702	1,148,966	842,500	1,387,213	1,018,614	781,054	1,106,519	896,500	1,230,194	667,296
June	Amount	4	4	8	3	6	5	12	8	3	6	4
	Value	665,187	720,578	1,573,154	414,689	787,907	891,817	2,216,607	1,459,595	838,191	1,415,236	713,273
July	Amount	3	7	9	7	5	4	8	8	8	7	7
	Value	678,495	1,378,200	1,581,728	1,509,226	803,349	747,770	1,475,313	2,548,860	1,774,058	1,300,850	1,653,395
Aug	Amount	3	5	7	3	4	1	6	7	8	5	7
	Value	537,028	1,016,544	928,512	596,645	724,234	118,054	976,086	1,458,254	1,972,556	860,084	1,608,994
Sept	Amount	3	3	8	8	4	2	8	7	2	6	16
	Value	436,088	937,683	1,342,245	2,277,578	535,653	483,916	1,331,333	1,447,176	618,061	1,194,110	3,108,270
Oct	Amount	3	7	3	7	3	1	3	6	7	6	6
	Value	565,067	1,225,586	848,259	1,377,500	546,373	230,509	596,778	906,054	1,657,415	1,317,599	1,043,647
Nov	Amount	2	8	9	2	5	3	5	1	1	2	10
	Value	410,063	1,555,059	1,918,964	301,374	1,112,942	739,096	691,324	350,000	222,000	330,000	1,776,882
Dec	Amount	8	4	1	3	2	0	1	3	5	2	5
	Value	1,363,553	668,381	147,521	397,000	398,965	0	221,418	656,677	879,468	482,650	1,323,098
TOTAL	Amount	48	64	72	66	49	46	70	66	80	62	84
	Value	8,224,344	12,733,130	13,625,997	12,968,431	8,970,735	9,099,810	11,826,572	14,513,688	17,154,130	12,871,980	16,684,509
Average	Value	171,340.50	198,955	189,250	196,491	183,076	197,822	168,951	219,904	214,427	207,613	198,625

GROWTH IN NET ASSESSED VALUATION

This table summarizes Net Assessed Valuation for Sand Springs from 2003-2014 in Tulsa County

The trend in growth of Net Assessed Valuation is a strong indicator of the growth in the City in terms of dollars and percent as well as measuring trends, past or present, that have taken place. The Net Assessed Valuation is also an important measure of the City's ability to incur General Obligation Bonded indebtedness for capital improvements and the millage that would be required to be paid by property owners in support of that debt.

Average Annual Growth in Net Assessed Valuation

Year	Personal Property	Real Estate	Public Services	Total Valuation	Homestead Exemption	Net Assessment	% Change
2003	18,692,260	66,995,590	6,377,903	92,065,753	4,332,250	87,733,503	
2004	16,390,945	69,746,148	6,819,310	92,956,403	4,364,826	88,591,577	0.98%
2005	16,062,768	72,830,468	7,285,136	96,178,372	4,363,804	91,814,568	3.64%
2006	17,922,515	76,745,058	7,223,394	101,890,96	4,227,931	97,663,036	6.37%
2007	20,389,67	84,651,590	6,779,093	111,820,355	4,215,378	107,604,977	10.18%
2008	22,446,569	88,962,561	6,654,03	118,063,167	4,213,421	113,849,746	5.80%
2009	25,220,736	92,415,592	8,269,912	125,906,240	4,158,669	121,747,571	6.94%
2010	18,519,018	94,857,105	8,147,443	121,523,566	4,166,420	117,357,146	-3.61%
2011	17,176,957	96,548,824	7,802,525	121,528,306	4,125,921	117,402,385	0.04%
2012	18,415,971	98,331,043	7,978,972	124,725,986	4,091,081	120,634,905	2.75%
2013	19,716,403	100,405,130	7,458,988	127,580,521	4,065,411	123,515,110	2.39%
2014	20,101,940	102,435,46	6,234,484	128,771,884	3,992,410	124,779,474	1.02%

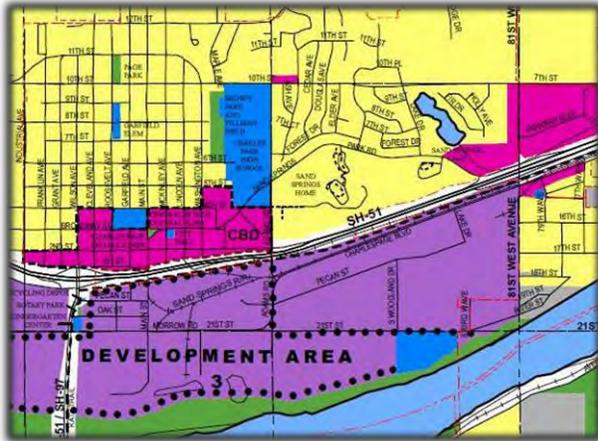
From 2003-2014, taking out the low and high percentages of change and dividing the remaining total by ten (10), the projected Average Annual Rate of Growth in Net Assessed Valuation for Sand Springs in Tulsa County was 2.99%.

During this period double digit growth in Net Assessed Valuation was experienced in the following year:

- 2007 at 10.18%

In summary:

- 2007 was **the highest** period for the Actual Average Annual Rate in Growth of Net Assessed Valuation of 10.18%
- 2009 Actual Average Annual Growth in Net Assessed Valuation is the **second highest** of 6.94%
- 2006 Actual Average Growth in the Net Assessed Valuation is the **third highest** of 6.37%
- 2008 Actual Average Annual Rate in Growth of Net Assessed Valuation is the **fourth highest** of 5.80%



Chapter IV

Goals and Action Plan Strategies

Plan Element – Land Use

Plan Element – Quality of Life

Plan Element – Infrastructure

Plan Element – Downtown Area

Plan Element – Public Safety

Plan Element – Economic Development



Summary

The Sand Springs 2030 Land Use Master Plan (Plan) consolidates key land use issues relative to the City's population growth, emerging trends, public input, economy, community facilities, and infrastructure into a plan for guiding future growth and development (see Chapter V). The Plan also shares and builds upon goals previously presented in planning efforts such as prior land use plans, Parks & Recreational Master Plans, Water and Wastewater System Master Plans, Capital Improvements Plan, Go Plan (Bicycle/Pedestrian Master Plan), plans for future cultural activities, and adjoining jurisdiction's plans.

This Plan describes various action plans or strategies defining how to achieve the stated goals. These action plans will lay the foundation for policy and regulatory changes to be considered in the future.

Goals are a general expression of an ideal future result or condition, while the action plans are more detailed and descriptive. Action Plans may be long-term or short-term in scope, and they represent tasks to be accomplished in the process of attaining a stated goal. Once goals and action plans are established, strategies are developed to facilitate their implementation. Goals and action plans may be modified, amended, or removed from the plan as they are achieved or deemed inconsistent with the current environment of the community.

As stated, the action plans reflect the specific actions necessary to achieve the goals of the Plan. Achievement of the goals and implementation of the action plans may require revisions to existing plans and programs, as well as modifications to ordinances and regulations such as the Sand Springs Zoning Code, Engineering Design Criteria, Subdivision Regulations, and other related land development regulations. The Sand Springs goals and action plans for each core topic area studied as part of the Plan are presented below and responsible City departments for each action plan are shown in parentheses.

Plan Element - Land Use

The Sand Springs Community Survey polled citizens on the type of improvements that the community wants to see made. In order to achieve some of the changes that were brought to the forefront through this citizen engagement process, sound land use planning and identification of anticipated uses is crucial. The land designations that are called for through this Comprehensive Plan overhaul will serve as the basis for making future zoning/development decisions throughout the community. Having a solid well thought out land use designation map is vital to insuring that future uses are compatible with surrounding uses. Sand Springs strives to be a community that is well rounded with a variety of complementary uses that are supported by appropriate infrastructure and public safety, while providing for an enhanced quality of life for its citizens. This document is intended to be guiding in nature and may require comprehensive plan amendments or modifications to accurately portray the current or anticipated development pattern of the community more adequately.



This Plan section attempts to outline goals and objectives that will aid the community in developing as a thoughtfully planned community. By establishing priorities that create a positive environment for smart, well thought out development, the City will have an actionable list of items that will assist in achieving successful sustainable development. It is important to have a plan in place for how the City will continue to be a well-coordinated and planned community that is made up of a variety of uses that support infrastructure improvements. This section will

provide some insight into how this can be accomplished. Additionally, by continuing the tradition of following planning principals that will provide for the appropriate placement of uses the City can manage future growth and development in a manner that is responsible and logical. Lastly, the City should always be evaluating and accessing processes and procedures to ensure that they encourage development opportunities. Regulations and standards are needed to maintain a standard and quality of development but efforts should be made to ensure that over regulation is avoided. Universal, State, or Regionally used and accepted standards should be used and retained as development professionals are accustomed to following such standards.

Goal 1 – Sand Springs will be a well-coordinated and planned community with uses that complement and support infrastructure improvements.

Action Plan

- Monitor where Capital Improvement Projects are planned for Wastewater, Water, Stormwater, Transportation, etc. to evaluate and target future development to coincide with improvements (Planning, Public Works)
- Coordinate the need for future Capital Improvement Projects necessitated by a spike in development activity in portions of the community when deemed beneficial to the public (Planning, Public Works)
- Ensure that the Land Use Plan and the Capital Improvements Plan are well coordinated (Planning, Public Works)
- Maintain an open line of communication with Tulsa and Osage County regarding zoning and development applications in the unincorporated areas (Planning, Public Works)
- Consider employing a cost-benefit model with infrastructure improvements to see if the cost of expansion of utilities is economically beneficial (Public Works, Finance)
- As an on-going strategy, encourage uses that can revitalize and reuse aging industrial or commercial facilities within the City (Planning, Public Works, City Management)
- Commercial, office, and industrial uses should be concentrated near major transportation facilities to ensure adequate access (Planning, Public Works)

- Ensure that there is adequate infrastructure to serve future development (Planning, Public Work, Economic Development)
- Ensure that new developments are compatible with surrounding land uses (Planning)
- Ensure that Sand Springs has a seat at the table for any regional planning efforts that would directly impact the community (Planning, Public Works)
- Continue to employ the latest technology for Land Use and Capital Planning (Planning, Public Works, IT Department)

Goal 2 – Sand Springs will utilize sound land use planning principals that encourages the appropriate placement of a variety of housing, commercial, recreational, entertainment, and employment options throughout the community.

Action Plan

- Utilize the Plan as a tool for ensuring appropriate development (Planning)
- Encourage the usage of buffering between high and low intensity uses where appropriate (Planning)
- Employ transitional zoning between high and low intensity uses when appropriate and necessary (Planning)
- Promote large tracts of highly visible land with good transportation access to attract high end users (Planning, Economic Development)
- Review rezoning requests and land use amendments for compatibility with adjacent uses (Planning)
- Promote areas that can serve to attract regional employment that meet the needs of the current and future population of the City (Planning, Economic Development)
- Evaluate whether it is feasible to simplify and/or streamline the existing development processes (Planning, Neighborhood Services, Public Works)
- Review fees for development applications on a periodic basis to ensure they are in step with the region and that appropriate fees cover associated costs (Neighborhood Services, Planning, and Public Works)
- Create/Assign a new zoning classification for Public/Governmental uses (Planning)
- Prepare an Overlay District for the downtown area defined on the Land Use Plan (Planning)
- Continue to upgrade and modify development codes as needed to ensure that Sand Springs remains a progressive community that protects the interests of its residents and investors (Planning, Public Works)
- Continue to review and approve logically and efficiently placed driveways to promote safe and efficient traffic movements (Planning, Public Works)
- Encourage infill development which will allow for a better utilization of municipal infrastructure, resources, and facilities (Planning, Economic Development)
- Continue to participate in the Coalition of Tulsa Area Governments (CTAG) regarding legislation affecting land use planning and development (Management, Economic Development, Planning)
- Review customer service practices to insure that City of Sand Springs Departments are providing a customer/developer friendly environment that encourages development (Planning, Neighborhood Services, Public Works)

Goal 3 – The City will maintain land development regulations to manage future growth and development in a manner that protects environmental resources.

Action Plan

- Revise development standards periodically to ensure the BMP's are employed with relation to stormwater management (Public Works)
- Partner and support trusts and conservation groups to acquire parcels of land for conservation and open space where appropriate (Planning)
- Employ measures to strengthen enforcement of sediment runoff into storm pipes, creeks, and ponds (Public Works)
- Strive to develop codes that promote LID (Planning, Public Works)
- Follow Best Management Practices to reduce pollutant discharge (Public Works)
- Maintain development regulations containing specific standards and criteria designed to protect environmentally sensitive lands consistent with the stormwater provisions of the engineering design criteria and other adopted City stormwater regulations; enforcement measures and penalties shall be a part of the overall stormwater monitoring process (Public Works)
- Continue to promote and improve recycling efforts in the community by investigating the feasibility for curb side recycling, accessing the viability for new recycle centers within the community, and develop new/maintain current recycling efforts and partnerships (Public Works).

Plan Element - Quality of Life

Sand Springs Citizens desire higher quality of life initiatives. The Community Survey showed that 67% of respondents felt that Sand Springs has a moderate or average quality of life. While this isn't necessarily a negative result, it does indicate that the community lacks in providing a higher quality of services, housing, recreational, and social opportunities. Human beings are social creatures. Our lives are improved by the quantity and quality of our relationships as well as interactions with others, and a community that fosters these interactions by creating a meaningful and livable environment for residents will reap the benefits. Strides need to be taken to improve the quality of life by creating enhanced places for social interaction, planning for connectivity and mobility through a variety of mediums, and by offering a variety of services that meet the everyday demands of the community. Improved quality of life creates a sense of place. Place making is this idea that you can live, work, and play in the same environment. Quality of life is also described as the planning, design and management of public spaces, with the intention of creating public spaces that promote people's health, happiness, and well being. People and businesses want a community that is visually attractive, people- friendly, safe, and walkable. Communities that strive to improve their quality of life for citizen's, account for accessibility or the ease in which they can circulate within, along, and between public places.



Additionally, sociability is a critical factor in ensuring that places are created where people can connect with one another, while promoting and facilitating the ability for civic engagement. Sand Springs needs projects that engage and promote quality of life initiatives such as downtown street and façade improvements, neighborhood-based projects such as residential rehabs/residential infill, multi-use projects, cultural and historical opportunities, park improvements/enlargements, extension of trail systems, and public places like sidewalks and streets through the utilization of road diets and other Complete Streets practices. Being a livable community with a high quality of life means that Sand Springs must actively pursue creating a healthy, connected community that supports active living. That will advance opportunities for all people through walkable and bikeable streets, strengthened neighborhoods, better built environments, and sharing our history.



The City of Sand Springs is a community that has great amenities that are continuously being looked at for improvement or enhancement. These improvements are intended to allow for the community to engage in a healthy more active life style. It is the goal of the City of Sand Springs to continuously consider how quality of life improvements can be incorporated into both publicly and privately funded projects. The City took the initiative to adopt a Complete Streets Policy; that anticipates development and rehabs of existing roads to incorporate facilities for pedestrian movement and activity (walking, biking, etc.) when appropriate and feasible. These kinds of steps put an importance on improving the quality of life for our citizens by providing them with safe and adequate opportunities to be active and healthy that didn't exist before. Having increased opportunities for physical and social interaction have a direct correlation to better mental and emotional wellness. Considering quality of life and making it a priority to create/improve places that promote people's health, happiness, well being, environment, and sense of community pride is of utmost importance in the development and future of the City of Sand Springs.

Quality of Life Objective

Goal 1 – Sand Springs will be a community that encourages people to be active and healthy and that promotes healthy living and sustainability. This will be accomplished by providing opportunities for active living to all ages year round.

Action Plan

- Continue pursuing grant funding at all levels for trails and bicycle improvements (City Planning, Public Works, Parks Department)
- Seek to develop partnerships with entities such as Osage/Creek Nation, hospitals, private donors, and local businesses to sponsor the development of trail facilities throughout the area (Recreation and Culture, Community Development)
- Continue to improve Certified Healthy Community level to create additional funding for sidewalk inventory studies and other quality of life studies or enhancements (City Planning, Public Works)
- Design transportation projects in accordance with our Complete Streets Policy and with multi users in mind (Public Works)
- Work to implement Parks Master Plans (Keystone Ancient Forest, River City Parks)

- Acquire lands that have an environmental quality that lend themselves to preservation and nature-based activities (Parks Department, City Management, City Council)
- Continue to promote, enhance, beautify, and attract new collections/exhibits to the Sand Springs Cultural & Historical Museum

Goal 2 – *Sand Springs will have a network of trails, sidewalks and bicycle transportation systems that safely connect parks, schools, libraries, neighborhoods, shopping areas, museums, and other historic sites.*

Action Plan

- Partner with the Sand Springs Public Schools to identify potential projects for the Safe Routes to Schools Program or other related projects aimed at improving safety and visibility (Public Works, City Planning, City Management, Sand Springs Public Schools)
- Make crosswalks near school campuses more visible and consider enhanced safety mechanisms such as lighted crosswalks, fluorescent signage, and pavement treatments to warn drivers of crosswalks (Public Works, City Management)
- Continue to implement and incorporate the Complete Streets Policy (Public Works and City Planning)
- Implement the Tulsa Regional Bicycle and Pedestrian Master Plan (Community Development, Public Works)
- Enforce the Sand Springs Subdivision Regulations requiring sidewalks within new developments where required (City Planning, Public Works)
- Encourage developers to consider pedestrians within their projects and how that interaction will occur (City Planning, Public Works)
- Pursue grant opportunities for funding trails and bicycle transportation improvements (Public Works, Parks Department, City Planning)
- Ensure that future road improvement projects consider multi-modal transportation options (Public Works)
- Continue to help promote bicycle and running events (City Marketing Department, Parks Department, City Management)

Goal 3 – *Sand Springs will be a community that has access to expanded health and wellness care, in addition to attempting to increase the availability of healthy food choices available to the community.*

Action Plan

- Work with regional medical providers to improve/expand service within the community (City Planning, City Management)
- Attract additional medical providers to expand health and wellness choices within the community (Economic Development)
- Utilize the Healthy Eating Active Living Committee to discuss and target areas of need within the community. (HEAL Committee)
- Attract food retailers that expand the access to additional healthy food options within the community (Economic Development)

- Partner with the Tulsa Health Department to promote new and innovative ideas and resources to expand access to additional healthy food options within the community. (HEAL Committee)

Goal 4 – *The City shall be an aesthetically pleasing community based on a solid foundation of code enforcement and in seeking opportunities to improve zoning and development codes.*

Action Plan

- Develop an overlay district for downtown that helps predict signage, parking, streetscaping and architecture (City Planning)
- Continue strengthening development codes and regulations that promote quality architecture and landscaping (City Planning)
- Integrate streetscaping with all new road projects as budgetary constraints and the project scope allow (Public Works)
- Construct or modify gateway entry signs along HWY 97, Keystone Expressway, and other main roads leading into Sand Springs (ODOT, Public Works)
- Work with ODOT to ensure that aesthetics are included in improvements to HWY 97 and the Keystone Expressway. These could include such treatments as embossing the concrete on bridge abutments, to integrating planters at the aprons of each interchange area, etc.(Public Works)
- Consistently improve code enforcement practices and methods and partner with Strong Neighborhoods to develop neighborhood coalitions that emphasize the importance of code enforcement in maintaining property values (Code Enforcement, Neighborhood Services)

Goal 5 - *Sand Springs shall have desirable/appealing parks offering recreational opportunities for the community.*

Action Plan

- Update the Parks Master Plan and identify what parks are best suited for specific types of recreational activities or opportunities to serve various demographic sectors (Parks Department)
- Develop shelf ready master plans for each City park that can be used to implement park elements and take advantage of potential grant sources (Parks Department)
- Aggressively pursue grant/private funding for parks whenever possible (Parks Department)
- Assess what parks have deficiencies that need to be addressed and create a prioritized list in which these issues should be addressed (time lines, cost analyze, etc.) (Parks Department)
- Determine what amenities can be improved or easily added with minimal cost and begin to actively add these as initial improvements (Parks Department)
- Budget accordingly to meet park maintenance standards (Parks Department)

Goal 6 - *The City will strive to have park equality by providing its citizens throughout the City parks that are well manicured, maintained, and functional for optimal enjoyment.*

Action Plan

- Create an annual Sand Springs Parks Performer to determine the efficiency of parks maintenance (Parks Department)
- Develop an efficient maintenance schedule for which parks are to be maintained on a regular basis (Parks Department)
- Determine if existing parks are currently being utilized by citizens and what changes or improvements could be made to increase usage (Parks Department)
- Identify problem areas that seem to be repetitive and create solutions on how to limit these areas from perpetually occurring as an issue (Parks Department)
- Create dedicated funding stream for quality of life (Parks Department)
- Prioritize parks as an important City goal (Parks Department)

Goal 7 - *Develop Case Community Park into a regional destination by implementing strategically planned park improvements and enhancements, thus creating a public space that is inviting, functional, appealing, and sustainable.*

Action Plan

- Utilize Vision 2025 Funds and future funds in a methodically appropriate manner to insure the overall development of the park is funded evenly among existing and anticipated users (Parks Department)
- Create a prioritization list for Case Community Park Master Plan when determining the order and importance for park improvements (Parks Department, City Management)
- Create a timeline for different phases of park enhancements once funding is secured (Parks Department)
- Develop an overall concept that will aid in creating a comprehensive look, feel, and experience promoting a sense of place while aimed at encouraging a variety of recreational opportunities (Parks Department)
- Continue to research possibilities for a community pool (Parks Department, City Management)

Goal 8 - *Continue to develop the Keystone Ancient Forest into a premiere nature preserve/hiking venue in the Tulsa Metropolitan Area.*

Action Plan

- Continue to budget Park funds for trail upkeep and the expansion/development of new trails (Parks Department)
- Work with federal/private nature conservancy groups on additional funding opportunities (Parks Department)
- Use the Keystone Ancient Forest Master Plan as a guide for determining future projects and enhancements (Parks Department)
- Insure that enhancements keep with the spirit and intent of the preservation of nature and are included as means of promoting the exploration of nature/enhancing the ability of one to experience nature (Parks Department)
- Establish appropriate prescribed burn lines to increase access to the preserve (Parks Department)

Goal 9 - *Develop City-owned Sports Facilities into premiere venues with top quality playing surfaces, lighting, and amenities.*

Action Plan

- Assess the condition, age, and state of Sports Facilities in order to understand the greatest needs for improvement (Parks Department)

- Develop a turf management program that produces consistent sustainable practices, resulting in continual playing surface enhancement and improvement (Parks Department)
- Work with private organizations to donate materials, goods, or capital to assist in offsetting the financial impact to make facility improvements(Parks Department)
- Actively seek grant opportunities for Sports Programming to assist local sports organizations (considered non-profits) with additional funding opportunities that could then be put back into City-owned properties(Parks Department)
- Continue to listen and work with sports organizations in determining needed facility improvements that are of value [needs not wants] (Parks Department)
- Assess and create solutions to parking, traffic and circulation issues to better serve the sports organizations utilizing the park (Parks Department)
- Invest in efficient cost saving equipment to make maintenance more sustainable (Parks Department)

Plan Element – Infrastructure



The infrastructure of the City includes but is not limited to City-maintained roads, sanitary and storm sewers, water supply, and City-owned buildings, which the City must operate and maintain, plus other roads and highways, public transit, railroads, electric and gas utilities, and telecommunications and fiber optic networks, which are separately managed . The City shall ensure that needed sanitary sewer, solid waste, and potable water services be provided by a safe and efficient system which maintains adequate facilities and provides for

orderly growth and expansion. An efficient master drainage system which protects human life, minimizes property damage, and improves storm water quality and on-site retention shall be provided. A safe, convenient, and efficient motorized and non-motorized transportation system should be created and available for all residents and visitors to the city. Capital improvement projects will be planned for to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities.



Planning and providing financing for capital replacement costs is a difficult challenge that involves evaluating assets and their expected useful lives, determining appropriate repair and replacement strategies (including timing), projecting repair and replacement costs, examining financing options, determining bonding levels, estimating user fees and tax levies, and evaluating the impact on property owners. Government entities across the country address this issue in different ways. Some governments plan for capital repair and replacement costs on an annual basis through the budget

process; others plan for replacement needs through a broader Capital Improvement Program (CIP). Both of these approaches are important components of any Capital Planning Process.

Infrastructure

Goal 1 – *The City of Sand Springs strives to meet or exceed requirements of the EPA and ODEQ regulations at all times in constructing, maintaining, and operating all Water Treatment, Pumping, Distribution and Storage Facilities and Systems.*

Water Supply

Action Plan

- Insure conformance with water rights permits and supply contracts are compliant with the Oklahoma Water Resources Board and the US Army Corps of Engineers requirements. (Public Works)
- Insure the integrity of its conveyance systems from the lake sources to the City's Water Treatment Facilities for optimum use capability at the levels/rates the system is called upon to supply treated water. (Public Works)
- Continue to maintain/repair Shell Creek Dam and evaluate the age and condition of the dam for long term planning purposes

Water Treatment

Action Plan

- Insure that ample treatment facilities are available and properly operated/maintained to constantly supply the needs of the water system customers at all times and in all atmospheric and/or use conditions. (Public Works)
- Insure that the City of Sand Spring's two permanent emergency connection to the City of Tulsa's water delivery system for back (emergency) supply is properly operating/maintained to constantly and consistently supply the needs of water system customers at all times. (Public Works)

Water Distribution System

Action Plan

- Insure adequacy of major distribution facilities to constantly and consistently supply the needs of all customers in all parts and subsystems of the City's water system and areas currently served by the City of Sand Springs. (Public Works)
- Insure the adequacy of facilities provided and property condition to supply safe and reliable water service to the locations where the City has undertaken to serve customers. (Public Works)
- Insure the adequacy of major subsystem pumping, storage, and distribution facilities.
- Insure reliable system operational conditions for dependable delivery of water throughout the water system, in adequate capacity. (Public Works)
- Insure adequate system storage facilities are available and properly maintained.
- Insure that all significant distribution system mains are looped with storage. (Public Works)

- Continue the effective, ongoing program for replacing old and undersized mains in various part of the distribution system. (Public Works)

Goal 2 – *The City of Sand Springs strives to meet or exceed requirements of the EPA and ODEQ – for providing contemporary and adequate treatment facilities & operations to meet or exceed effluent discharge quality requirements, while making appropriate accommodations for conveyance and collection systems for treatment.*

Waste Water treatment

Action Plan

- Continuously evaluate the need for treatment facility upgrades, modifications, or expansions. (Public Works)
- Review the age, technology, and condition of existing pumping and conveyance piping systems to insure that they are of proper capacity and in good operating condition, and that the provisions are made to plan and prepare capacity for future growth of the city. (Public Works)
- Insure that gravity systems are of adequate size to accommodate present flows, and are in good/dependable condition. (Public Works)

Goal 3 – *Plan for new street improvement projects that provide for priority replacements & upgrades to maintain the best possible drivability with sufficient number of lanes, and include provisions for maximum feasible multimodal mobility.*

Transportation

Action Plan

- Incorporate and follow the suggestions and recommendations of the Go Plan (Regional Bicycle and Pedestrian Master Plan) as funding and design allow.
 - Pay close attention to the Sand Springs community section of the Go Plan for future design and funding considerations. (Public Works)
- Insure that new and replacement street corridors are functional, contemporary, and of pleasant appearance to complement and enhance existing and new adjacent development. (Public Works)
- Funding and construction planning of public street projects is done to insure that the City's Complete Street Program is adhered to, including providing multimodal features in street improvement projects to the maximum extent possible, such as:
 - Sidewalks – Include suitable sidewalks in all publically funded street improvement projects.
 - Bike Lanes – Include bike lanes or “share the road” infrastructure in public street improvement projects where possible to create and expand a network of connectivity.
 - Shared Use Paths - May be used in lieu of sidewalks in some arterial and high-speed vehicle corridors with street right-of-ways along and parallel to public street to provide more physical separation of vehicles.
 - Shared Use Trails – Pursue fulfillment of a more complete network of shared use trails typically for recreational use when funding opportunities exist – trail alignment may be independent of vehicular transportation modes and routes.

- Insure that all pedestrian facilities are constructed as handicapped accessible. (Public Works)

Goal 4 – Plan for rehabilitation/new improvement projects that provide for priority replacements & upgrades to maximize stormwater detention and drainage efficiency and capacity.

Stormwater Drainage/Detention Facilities

Action Plan

- Utilize the suggestions and recommendations of the City of Sand Springs Master Drainage Plan along with current and anticipated development patterns to prioritize projects. (Public Works)
 - Drainage Piping – Public facilities may be added, enlarged, improved, modified, and/or replaced by the City to control and/or facilitate stormwater runoff in accordance with the City of Sand Springs Master Drainage Plan which is implemented by the Public Works Department.
 - Public Detention Structures– May be initiated, added, enlarged, improved, or modified to control rates of stormwater runoff to eliminate or mitigate damages from excessive rates of runoff, in accordance with the City of Sand Springs Master Drainage Pan which is implemented by the Public Works Department

Goal 5 – Plan to be a City that takes preventative measures to prevent damaging of the Earth's ecosystems and in order to maintain a high quality of life Sand Springs citizens and the Tulsa Metropolitan Area by managing and disposing of their waste efficiently and safely.

Solid Waste Collection and Disposal

Action Plan

- Continue to utilize best management practices that are environmentally and fiscally responsible to the citizens of Sand Springs related to the collection and disposal of refuse. (Public Works)
 - Collection Infrastructure – Replacement of solid waste packer trucks is done on a cyclical basis, rotating the appropriate number of units on the front line of duty to insure maximum dependability for personnel to serve/run all scheduled routes without fail.
 - Provision for Final Disposal of Refuse – For decades, the City's disposal of refuse was by use of privately owned area landfills with payment of applicable disposal fees to the owners. In 2014, the City contracted (a long term, multi-year contract) with Covanta for disposal of approximately 90% of the City's trash (solid waste collected using packer trucks for residences and businesses) through incineration to complete the reuse of trash by generating energy and accomplishing tremendous volume reduction.

- Solid Waste Recycling - The City of Sand Springs has been a participating member of the Metropolitan Environmental Trust (The MET) for the purpose of being better stewards of recyclable and recoverable household waste materials, and to increase the volume, ease and efficiency of recycling and reuse of recoverable materials due to the lack of adequate landfill capacity in the region. Sand Springs is home to a local MET recycling center equipped with material sorting bins and staff. The city will continue to assess expanding the recycling program, including curbside recycling, and alternative site locations.

- Collection and Disposal of Hazardous Household Pollutants – The City of Tulsa has recently (2016) implemented an HHP collection program at their single centralized collection point (building) which is owned by the City of Tulsa and operated by the City of Tulsa's stormwater pollution prevention officials. Collection of such HHP materials is planned to also be made available to Sand Spring's citizens (in addition to Tulsa residents) on a limited year-around basis.
 - Supplemental, periodic sub-regional (mobile) HHP collection events by the MET are also being considered and planned to involve MET members, as well as possibly some non-met member areas to share in the cost of the program for protecting the area's waterways.

Plan Element - Downtown Area



The vast majority of the respondents to the online community survey indicated that the downtown area in Sand Springs needs to be addressed and redeveloped. The need for additional shopping, dining and entertainment venues is at the top of the list of private investment that citizens desire. Having an assorted variety of restaurants, businesses, and services is vital to creating a sense of place within a community. When coupled with having a pedestrian oriented area that is designed for the pedestrian to interact with their surroundings you begin the process of creating a place that encourages interaction with the public realm.

The Sand Springs downtown core is an area with similar architecture and design that contributes to the overall appeal of the area. Continuation of development in this area in a like and similar manner is crucial to preserving the historic pedestrian oriented development pattern of the community. This sense of place must be protected by encouraging development of buildings, structures, and landscapes that complement the character and scale of their setting. Design guidelines or standards should be developed to help ensure that the design of buildings are compatible in height, scale, bulk, and massing of the urban context and established character in the surrounding area.



Goal 1 – *Sand Springs shall have a lively, active, and pedestrian oriented downtown with a mix of uses such as restaurants/bars, boutiques, shops, offices, and housing.*

Action Plan

- Develop an overlay district for downtown to help protect the original ornate architecture of the downtown core (City Planning, Neighborhood Services)
- Develop downtown design guidelines to govern scale, architecture, signage, landscaping, and parking for the core downtown area (City Planning, Sand Springs Development Authority)
- Continue to rehabilitate and redesign the public streetscape when infrastructure improvements and projects are being completed (Public Works)
- Evaluate and modify Zoning Code Requirements where necessary and appropriate to encourage a vibrant sustainable downtown (City Planning)
- Consider developing a coalition of downtown stakeholders to begin studying improvements to the downtown area (City Planning)
- Study the viability of establishing a Downtown Improvement Fund (e.g. BID, CID or TIF) (City Planning, Economic Development, City Management)
- Develop a downtown incentive grant for new development or other rehabilitation projects (Economic Development, City Planning)
- Consider additional incentive packages for substantial new/renovation projects that increase sales tax revenue or are deemed to have a significant economic impact (Economic Development)
- Allocate City funds and find other funding to enhance pedestrian amenities on streets in priority areas (Economic Development, Finance)

Goal 2 – *Reinforce and enhance the City's downtown as one of the primary focal points of the community.*

- Promote downtown Sand Springs as the cultural and historical center of the City, as an employment and governmental center, and as an attractive shopping and dining destination (Marketing, Economic Development)
- Work with regional/community partners to promote downtown businesses (Marketing, Economic Development)
- Continue with promoting downtown events to continue to draw attention to and create interest in the downtown area (Marketing)
- Strengthen Code/Property Maintenance Regulations to help with the visual appearance of the downtown area (Code Enforcement, Neighborhood Services)
- Develop beautification strategies for implementation to enhance and strengthen the appeal of the downtown area (Public Works, Economic Development)
- Evaluate landscaping and maintenance of the Museum Grounds (Parks Department)
- Evaluate ways to continue to enhance the Triangle with features, landscaping and maintenance (Parks Department)
- Work with Civic, School, Businesses, and Community Service programs to keep downtown litter free (City Management, Economic Development)

Plan Element - Public Safety



Sand Springs citizens (79%) according to the Sand Springs Community Survey felt that the quality of public safety was good or excellent. Among these respondents 82% said that they were satisfied or very satisfied with the quality of police service in the community. Furthermore, 90% of respondents said that they felt safe walking alone in their neighborhood. These types of responses suggest and indicate that citizens feel that public safety is being addressed in a very productive manner. Citizens do not feel that the community is unsafe or poses any immediate threat to them. By having a community that is perceived as safe by its citizens, it strengthens and enhances the ability of public safety officials to be supported by the people they serve. For now Sand Springs citizens feel safe in the community, but as growth continues, it should be monitored closely.

People deserve to feel safe in their homes, schools, businesses, and neighborhoods. Being a community rooted in providing excellent crime prevention through best management practices and policies ensures that citizens feel safe to enjoy their community to the fullest. When citizens know and interact with the officers who protect their community, a bond of trust and a spirit of cooperation is built. This kind of cooperation allows for an environment that encourages strong community policing efforts. A positive and cooperative relationship between community members and law enforcement professionals is the most effective way to build safer communities. Additionally, emergency readiness and emergency response are the fundamentals of public safety.

If crime rates increase, a community's overall sense of security and perception of safety generally diminish. Therefore, perceived safety and actual crime rates are crucial components in the overall welfare of a community. None of these results can be taken for granted as it takes little upward movement in crime trends, rates, or response times to influence the public perception of safety. Essentially, public safety is the responsibility of all branches of government, and it will take a collaborative approach with constant attention to detail, analysis of crime trends and services provided, and interaction with citizens to ensure the common goals of preventing, reducing, and solving crimes are met.

Fire protection is also a key component of public safety. Sand Springs citizens (86%) stated through the community survey that they felt satisfied/very satisfied with fire protection services. Additionally, 65% of respondents felt that fire response times are being adequately provided. Having a highly responsive fire department with highly trained personnel is just another element that adds value to a community. While many think that prevention of loss of life from fires is the primary function of firefighters, it's also important to note that they serve as first responders giving first aid during medical emergencies, which are much more prevalent than fires. Sand Springs



citizens (85%) feel satisfied/very satisfied with emergency response services provided by the fire department. Having adequate coverage areas and response times are looked at closely by prospective businesses and help with commercial and residential insurance ratings. If there are gaps in coverage areas that increase response times, it can hurt the overall perception of having adequate emergency service coverage.

Goal 1 – Sand Springs Emergency Services will have excellent law enforcement/firefighter customer service that meets the needs of the citizens now and in the future.

Action Plan

- Ensure that adequate staffing is provided based on existing and potential work-load analysis and calls for service (Police Department, Fire Department)
- Pursue/acquire property in the southwestern region of Sand Springs fence-line for a prospective fire station location that would ensure that adequate coverage and satisfactory response times are maintained as growth occurs (Fire Department)
- Establish a dedicated funding source for public safety agencies (Police Department, Fire Department, City Management, Finance)
- Continue pursuing alternative funding sources to provide necessities for improved public safety (Police Department, Fire Department)
- Provide training/continuing education for public safety personnel, proactively staying ahead of mandated or suggested practices or procedures (Police Department, Fire Department)
- Develop proactive problem solving strategies for crime prevention (Police Department)
- Continue providing guidance and support services for Community Events that pose a greater need for public safety involvement (Police Department, Fire Department)

Goal 2 – Sand Springs shall be a community with safe neighborhoods, shopping, and employment areas.

Action Plan

- Conduct neighborhood meetings with the Police Department to learn of any issues or areas of increasing concern (Police Department)
- Continue with the Alert Neighborhood Program (Neighborhood Watch) and community policing efforts (Police Department)
- Continue to provide public safety presentations to Neighborhood Associations as requested or needed (Police Department, Fire Department)
- Provide public safety information via social media and other technological platforms (Police Department, Fire Department)
- Employ both the Police and Fire Department strategic plans for long range planning purposes (Police Department, Fire Department)
- Educate the citizens about the need for code enforcement and the impact it has on their neighborhoods by developing and promoting proactive approaches to code enforcement (Neighborhood Services)
- Strengthen property management code enforcement through the adoption of IPMC (International Property Management Code) (Neighborhood Services)
- Provide public safety information/programs in Sand Springs Public Schools geared towards students (Police Department, Fire Department)
- Public Safety Management individuals participation in local business managers' quarterly gatherings with City Officials on how the City can help improve local business success (Police Department, Fire Department)

- Develop new and progressive policies for dealing with public safety issues (Police Department, Fire Department)
- Continue to be actively involved in the review of development proposals for public safety concerns (Police Department, Fire Department)

Goal 3 – Sand Springs will proactively maintain/replace public safety technology, equipment, and fleets in order to provide an effective capable workforce.

Action Plan

- Upgrade and enhance Emergency Communication Systems (Police Department, Fire Department)
- Utilize citizen approved Sale Tax for public safety to upgrade and maintain public safety essentials (Police Department, Fire Department)
- Continue to employ the latest technology to make Emergency Services more responsive and efficient (Police Department, Fire Department)
- Maintain a prioritized replacement list of fleet, technology, and equipment needs (Police Department, Fire Department, Information Technology)
- Enhancement of CAD (Computer Aided-Design) integrated 911 System (Police Department, Fire Department)
- Train, certify, or hire an EVT (Emergency Vehicle Technician) to work on public safety vehicles (Police Department, Fire Department, Fleet Maintenance)
- Continuous ongoing research/monitoring of technology and equipment to aid future decision making (Police Department, Fire Department)

Goal 4 – Develop, Design, and Construct a Municipal Public Safety Facility

Action Plan

- Use Revenue Bonds to finance a Municipal Public Safety Facility, with payback from approved Public Safety Tax when revenue is available (Police Department, Fire Department)
- Select final site location of complex (Police Department, Fire Department)
- Determine and evaluate spatial needs for Police, Jail, Fire (including outdoor training area), Court, and shared common areas (Police Department, Fire Department)
- Select a professional design firm for the project (Police Department, Fire Department)
- Complete a Final Design for the facility with cost estimates and construction timelines included (Police Department, Fire Department)
- Move forward with an implementation strategy for construction of facility (Police Department, Fire Department)

Goal 5 – Develop and Maintain a Community Policing Plan

Action Plan

- Assess and evaluate the need for modifications and additions to the Policing Plan Annually (Police Department)
- Promote and engage the general public through teaching efforts about the City of Sand Springs efforts towards providing sound Community Policing (Police Department)

Plan Element - Economic Development

The City of Sand Springs has chosen to actively pursue and promote the community for Economic Development purposes in order to increase the number of jobs, retailers, and housing options located within the community. Often times Economic Development can be thought of as attracting or retaining job producing businesses, but this is only a small fraction of the overall concept of Economic Development. While job producing businesses spur the need for additional housing and retail, so too does the opposite apply. By increasing the population the community would have more tax base to support retail growth while also providing more citizens that are equipped to perform jobs and skills that industries are looking to attract.



Oklahoma is the only state where local communities must rely on sales tax revenue for funding general government operations. Sales tax dollars pay for the operation of the local government to provide the services that citizens enjoy. As such, the community must continue to rely on ensuring that there is an adequate amount of commercial land available for development of retail businesses.

This section sets forth a plan for how the City of Sand Springs desires to strengthen the economic stability of the community by promoting/retaining/attracting businesses, beautifying public spaces, and encouraging growth and development within the community. By strengthening the desire of various private sector investors to be in Sand Springs, the City is ultimately preparing itself for the ability to be sustainable long term by reducing the amount of leakage to other communities.

Goal 1 - *The City of Sand Springs will strive to promote local commerce, trade, and commodities by strengthening working relationships with the local/regional Chamber of Commerce, existing businesses, and institutions.*

Action Plan

- *Maintain a list of Top 10 employers and actively engage them to evaluate workforce objectives and collaboration with other local businesses. (Economic Development)*
- *Support local businesses through shopping and dining campaigns/programs, including but not limited to the purchase with a purpose campaign. (Economic Development)*
- *Promote shop local campaigns and events. (Marketing, Economic Development)*
- *Provide links to local hospitality, dining, and retail establishments on a Sand Springs website. (Economic Development)*
- *Pursue alternative methods of internet driven traffic through search engine providers and promote usage to local businesses. (Marketing)*
- *Produce marketing material for distribution at trade shows and conventions. (Marketing, Economic Development)*

- Develop a local business managers' quarterly gathering with City Officials to discuss concerns, achievements, and future suggestions for how the City can help improve local business success. (Economic Development, City Management)
- Collaborate with schools and non-profit organizations on workforce development to create a sustainable workforce in Sand Springs. (Economic Development)
- Create a one page handout on "What shopping local means to you!" (Economic Development)

Goal 2 - Aggressively pursue new local, regional, or national restaurant and retail businesses.

Action Plan

- Create an inventory of City and privately-owned properties that will be made available to interested parties. (Economic Development, Marketing, City Planning)
- Actively work to broker/initiate development deals and transactions (Economic Development)
- Have strong code enforcement of existing properties by strengthening property management codes and regulations (Neighborhood Services)
- Attend regional and national trade shows, expos, and conventions promoting the City of Sand Springs. (City Management, Marketing, Economic Development)
- Update the City's incentives policy to direct the long-term process of Economic Development. (Economic Development)
- Explore and employ non-traditional incentive methods where appropriate, with specific attention to fostering small businesses and entrepreneurship. (Economic Development)
- Expand and grow the City's population through development of new single-family, multi-family, and elderly housing, in addition to actively encouraging annexation of property. (Economic Development, City Planning)
- Continue to monitor and evaluate the City's permit fees and development process to stay competitive with other Tulsa Metro communities. (Neighborhood Services)
- Have a team of citizen ambassadors to call upon and meet with prospective businesses. (Economic Development)

Goal 3 - Identify and complete projects that will beautify Sand Springs, assisting with marketing and economic development.

Action Plan

- Develop a highway corridor improvement plan or concept for implementation as part of the Vision 2025 approved project and funding (Economic Development, Parks Department)
- Create a timeline for corridor improvements and begin implementation accordingly. (Economic Development)
- Identify beautification projects that serve a multipurpose through enhancing properties or businesses that simultaneously improve the public image. (Economic Development)
- Engage local civic organizations, schools, and neighborhood associations to organize cleanup efforts, education about litter control, or beautification projects. (Economic Development)

- Continue renovation and construction projects for city owned properties with functionality and aesthetics being considered in design. (City Management, City Council, Department Heads)
- Review ordinances on landscape requirements for development and consider possible modifications to encourage property beautification. (City Planning)

Goal 4 - Evaluate and consider the acquisition of real estate for future development purposes

Action Plan

- Determine the need and identify areas for property acquisition to help drive development transactions. (Economic Development)
- Formalize a process for which property can be bought by the City in timely and efficient manner. (Economic Development)
- Develop a criteria for real estate purchasing in the form of a development incentive. (Economic Development)
- Initiate land use workshops with staff to engage primary land owners in goal accomplishment. (Economic Development, City Planning)

Goal 5 - Encourage and engage Subdivision and Multi-Family Developers/Developments

Action Plan

- Work with developers to identify properties that are available for development. (City Planning, Economic Development)
- Continue to monitor and evaluate the City's permit fees and development process to stay competitive with other Tulsa Metro cities. (Neighborhood Services, City Planning)
- Expedite processes when possible to speed up the overall development time. (Neighborhood Services, City Planning)
- Evaluate infrastructure development/extensions as an incentive where deemed appropriate and beneficial. (Economic Development, Public Works)
- Attend Tulsa Home Builders Association meetings and gatherings to promote Sand Springs as a community. (City Planning, City Management)
- Contact and meet with Multi-Family Developers to educate them about Sand Springs and promote the need for additional housing options within the community. (Economic Development, City Planning)
- Make incentive policy options available for subdivision and multi-family developments. (Economic Development)

Goal 6 - Develop an Economic Development website resource hub and strive to educate and advance the objective of all involved with the City to be involved in assisting with economic development as possible.

Action Plan

- Launch and promote the seesandsprings.com website through social media platforms. (Marketing)
- Create handout materials (cards, flyers, etc.) that can be distributed to businesses, developers, brokers, and citizens promoting seesandsprings.com. (Marketing)

- Create and maintain an inventory of available city owned properties for development. (Economic Development, City Planning, Marketing)
- Provide links to active real estate professionals/organizations listings in the area. (Marketing)
- Provide Demographic and Market Profile information for easy review and utilization, updated annually. (Marketing, City Planning, Economic Development)
- Provide Economic Development Incentive information, policies, and guidelines once developed and implemented. (Economic Development)
- Provide links to zoning/building regulations, building permit forms and guidelines, engineering design criteria, and the Sand Springs Comprehensive Plan. (Marketing, City Planning)
- Provide digital links to zoning and comprehensive plan land use maps. (Marketing, City Planning)
- Provide links to State of Oklahoma Business Resources (ie: Small Business Incentive, etc.) (Marketing)

Goal 7 - Sand Springs will have a strong independent local economy that compliments the surrounding region but is not dependent on it.

Action Plan

- Collaborate with local and regional partners regarding economic development opportunities (Economic Development)
- Encourage the development of offices, professional services, and industry in appropriate locations within the City. (Economic Development)
- Continue to support and promote the downtown commercial area
- Recreate an economic development grant program for downtown development. (Economic Development)
- Promote housing rehabilitation, revitalization, and infrastructure improvements within neighborhoods in need (Neighborhood Services, City Planning, Public Works)
- Increase retail/shopping and dining availability within Sand Springs. (Economic Development)
- We should encourage and find sights that may be appealing to both developers and citizens. (Economic Development)



Chapter V



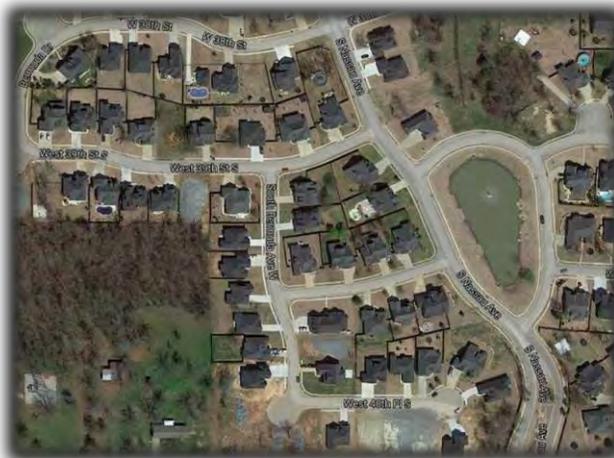
Future Land Use Plan

Land Use Categories

Bicycle and Pedestrian Component

Land Use Master Plan

Land Use Evaluation Matrix



Summary

The goals and action plan strategies of the Sand Springs 2030 Land Use Master Plan (Plan) have been outlined in Chapter IV. This chapter, however, summarizes the future land use categories recommended for the City of Sand Springs along with corresponding zoning categories that are used to implement the plan. Additional information is provided for special situations that may arise where the strict guidance of the plan cannot be maintained. Each of the recommended land uses has been compared to existing plans for Osage and Tulsa County, development adjacent to the fence-line, local development plans such as approved planned unit developments, existing zoning, and new development trends. The recommended land uses were also examined in conjunction with the current provisions of the Sand Springs Zoning Code to ensure that appropriate zoning classifications match the suggested land use categories.

During the development of this plan, the City utilized its Geographic Information System (GIS) to analyze where high growth areas would likely occur in the community. The key factors that were considered and analyzed were available public utilities, transportation improvements, physical constraints, current trends, and land availability. Growth estimates and demographics are included in Chapter 3 and help to forecast the need for additional growth within the Sand Springs Community in a variety of areas.

The land use categories and accompanying map shall be used as a policy guide for future development by the City Council, the Planning Commission, and developers doing business within the City of Sand Springs. Additionally, adjoining jurisdictions can also utilize this document as a reference tool when examining development proposals that would impact Sand Springs in the near and long term future.

Using the Plan

The Plan is a policy document that lays out the blueprint of how the community should grow over time and where certain uses should be placed relative to their intensity. Other factors such as underlying zoning patterns, adjoining communities land use plans, and future capital improvements also played a role in determining where the land use categories were placed. However, the Plan is a plan and is not inflexible or concrete. From time to time, there will be certain uses that are proposed that will merit additional evaluation and create the possibility for Plan amendments.

Overall, the Plan will serve to assist the Planning Commission and City Council in making decisions about development proposals conformity with the Plan or not. It is important to understand that the Plan is not an existing land use map nor does it mean that certain uses that conflict with a proposed use category must cease to exist. Current uses that are in conflict with the Plan recommendations may in fact continue and the Plan is primarily consulted when there is proposed zoning change in question.

Land Use Categories

1. Public/Institutional/Quasi Public



The Public/Institutional/Quasi Public land use category includes government and quasi-governmental facilities. Uses that may be found in this category include public buildings, schools, and/or utility substations.

Since it is difficult to predict with any degree of certainty where public and institutional uses might locate, as many of them rely on land donations or acquisition using public dollars, the Plan does not specifically identify where future public uses might occur. Rather, the public uses shown on the plan exist and are dedicated for a specific public purpose.

This category does not include churches, as they are permitted in zoning districts with a specific use permit.

Corresponding Zoning Classifications:

Public uses are permitted in all zoning districts. Some public uses require a Special Exception/Specific Use Permit depending upon the location.

2. Parks/Recreational

Similar to the Public/Institutional/Quasi Public land use category, the Parks/Recreational category generally identifies land area already being used for public parks. The plan does not identify all of the private neighborhood parks or other private recreational uses. In general, parks should be situated conveniently to allow access to all citizens in the community and be socially equitable.



For the most part, Sand Springs citizens are geographically well served by park facilities with one notable exception, the southeastern part of the City. In this area, there has not been any substantial residential growth or development that has garnered the need for an additional park facility in this location. Additionally, a large majority of the land in this area is owned by one property owner who has not determined how the land might be used in the future. Further, the location of Chandler Park (County Owned) does provide a location for some of the residents in the area to utilize. The City encourages newer

Subdivisions to create neighborhood parks to be maintained by private homeowners associations, which offers people in those particular neighborhoods a place for recreation and to socialize.

Public parks require local funding for operations and maintenance. Currently, the City is not fiscally able to take on or acquire additional park land. Additionally, suitable tracts of land are becoming more difficult to locate and the cost of acquisition is a concern.

Corresponding Zoning Classifications:

The following zoning districts are best suited for the Public Parks:

- Agricultural (AG)
- Residential Estate (RE)
- Residential Single Family (RS-1, RS-2, RS-3, RS-4)
- Other Land Use categories might be considered when deemed in appropriate locations that would be vetted through a public input process.

Specific Plan Recommendation

Identify a suitable parcel of land in the southern portion of the City for the construction of a regional park to serve this growing portion of the community. (However, this recommendation should be carefully weighed against projected revenues, versus long term maintenance costs).

3. Residential

The Residential category typically is comprised of single family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories outside of Agricultural Districts. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre, but density can be as little as 1 or fewer units per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing.

In most cases, the Residential use category is buffered from higher intensity uses such as Commercial with the Transitional use district.



Typical Sand Springs Residential Estate Single family neighborhood without sanitary sewer, with bar ditches and no curbs.



Typical Sand Springs single family neighborhood with sanitary sewer service and curb and gutter stormwater control.

Sewer is the dependent variable in terms of the type of density the neighborhood may have. Densities within future developments within the Residential category will depend greatly on the availability of sanitary sewer service. Most of the higher density single family neighborhoods can be found near available sanitary sewer service. One area of concern is the need to expand or extend sewer services into areas of potential growth to allow for more development options and densities to occur. Other areas of the fence-line area

may not develop to densities any greater than 1 or 2 dwelling units per acre because of the expense of bringing sewer to these locations. As a result of the many variables involved, the Residential category was not broken apart into two different categories, such as rural or urban.

Land availability can be an issue within Sand Springs as large parcels of land are owned by various entities, trusts, and individuals. However, there is available land for development, but unlike other communities, Sand Springs does have some geological, topographical and developmental challenges. None of which are insurmountable but do require additional prep work and design considerations compared with other communities in the Tulsa Metropolitan Area.

In some instances, duplexes or townhomes may be appropriate in the Residential land use category. The use of these residential densities can provide for more housing stock while utilizing less land in more developed areas. These uses can serve as good transitional housing when located near higher intensity uses, or provide for redevelopment/infill housing opportunities when located in proper locations. Considering this, duplex and townhome uses may be appropriate in some locations within the Residential land use district.

Corresponding Zoning Classifications:

The following zoning districts are best suited for the Residential District:

- Agricultural (AG)
- Residential Estate (RE)
- Residential Single Family (RS-1, RS-2, RS-3, RS-4)
- Residential Duplex (RD), Residential Townhome (RT), and Residential Multi-Family (RM)
- –If the proposed development is part of an existing duplex or townhome development, or if functioning as a buffer between higher and lower intensity uses such as between single family residential and commercial development, is granted a Special Exception from the Sand Springs Board of Adjustment, or is developed as a PUD as an individual lot, or is a multiple lot development.

4. Transitional



The Transitional Land Use District represents a transition zone from single family residential development to non-residential development. Typical uses found in the transitional use zone include attached housing (e.g. duplexes, apartments, townhomes) and office uses. This district would not be suitable for multiple story office buildings if adjacent to single family neighborhoods. Office areas within this district would include planned office complexes and single use office facilities. Additionally, some commercial uses might be deemed acceptable in transitional districts should the uses be found compatible and of low impact to adjacent properties.

Transitional zones generally act as a buffer between higher intensity uses such as commercial and lower intensity uses such as single family residential, hence the name Transitional District. Additionally, there is normally a connection to an arterial street from the Transitional District. Transitional Districts can also be integrated with planned unit developments as part of larger neighborhood master plan.

Corresponding Zoning Classifications:

The following zoning districts are best suited for the Transitional District:

- Commercial Shopping (CS)
- Office Light (OL)
- Office Medium (OM) – allowed with buildings of 2 stories or less
- Residential Single Family (RS-3)
- Residential Multi-Family (RM)
- Residential Town Home (RTH)
- Residential Duplex (RD)
- Planned Unit Development (PUD)



5. Commercial

The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases at intersection of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses. Residential Multi-Family uses may be allowed where deemed appropriate as increased density provides support for commercial areas.



Access is a key factor in the location of Commercial Districts. A site with poor access or that is difficult to get to is prone to fail; whereas a site with good and safe access will stand a better chance of survival. In all cases of commercial development, access management should be carefully controlled with design treatments such as mutual or shared access drives and cross connections easements or agreements.

Corresponding Zoning Classifications:

The following zoning districts are best suited for the Commercial District:

- Commercial Shopping (CS)
- Commercial General (CG)
- Commercial High Intensity (CH)
- Office Light (OL)
- Office Medium (OM)
- Residential Multi-Family (RM)
- Industrial Light (IL):
 1. No traffic passes through residential areas to access said sites.
 2. Storage of outdoor materials is completely screened.

6. Industrial/Regional Employment

The Industrial/Regional Employment Land Use District represents the highest intensity of land use in Sand Springs. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity. Most of Sand Springs' current industrial activity includes light industrial, warehousing, storage facilities, small manufacturing shops, and numerous larger manufacturing and industrial uses. Some of the larger uses are in the manufacturing of steel pipes, fabrication, and oil refinement industries. Historically, Sand Springs has been a manufacturing community full of industry, but with economic, technological, and numerous other factors the community has seen a downturn in industrial industry jobs in recent years. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use district. These may include higher intensity auto and truck repair, truck rental facilities, lumber yards, etc., but other commercial uses when located in appropriate areas should be considered as many industrial areas are being cleared for redevelopment or are being underutilized.



There are numerous areas located within the City of Sand Springs fence-line that might be appropriate for additional industrial development or that are currently being used for Industrial purposes. These properties have been displayed on the land use map for the purpose of identifying additional areas of industrial growth.

Corresponding Zoning Classifications:

The following zoning districts are best suited for the Industrial/Regional Employment District:

- Commercial General (CG)
- Commercial High Intensity (CH)
- Industrial Light (IL)
- Industrial Medium (IM)
 1. PUD if abutting an area designated for residential or transitional uses; or abutting an area zoned for residential uses or being used for residential purposes.
- Industrial Heavy (IH)
 1. PUD if abutting an area designated for residential or transitional uses; or abutting an area zoned for residential uses or being used for residential purposes.

7. Downtown Development District

The downtown area was a focus of the Sand Springs Community Survey in order to understand the impressions the community has of the area. Citizens would like more dining options, expanded shopping choices, business hours, beautification, and additional parking. One of the ways the City of Sand Springs and downtown property owners can help protect the visual appearance of the area is to develop an overlay district (zoning code amendment) to help guide future development and protect the historical character of the area. The City of Sand Springs has defined a Downtown Overlay District that essentially identifies the commercial core of the downtown area which is where any future overlay district would focus (See Area Boundaries Below).



Land use within the Downtown District varies with a mixture of Office, Shopping Goods and Services, Museum, Multi-Family Housing, Restaurants, and a few other types of uses. The area is generally zoned Commercial Heavy which is the highest intensity category of commercial zoning found in the Sand Springs Zoning Code. Redevelopment of the downtown area will occur gradually, but setting up the framework will be important. The public sector should play a large role in the process. As part of the framework, the City would move to create and have approved some downtown design guidelines that would serve as development suggestions for the renovation of existing structures and the development of new structures within the area. These design guidelines would be intended to be flexible and not prescriptive, while still achieving aesthetically compatible results within the area.



Plan Recommendations

- a. Low intensity pedestrian oriented commercial and office uses and attached residential above retail uses are encouraged.
- b. High intensity commercial uses such as auto sales lots, motor vehicle repair, or truck wash facilities should be avoided.
- c. Prepare an overlay district as a text amendment to the Sand Springs Zoning Code for the Downtown Development District defined in the Plan. This district should address building architecture, signage, landscaping, and parking.

Corresponding Zoning Classifications:

The following Zoning Categories are best suited for the Downtown Development District:

- Commercial Shopping (CS)
- Commercial General (CG)
- Commercial High Intensity (CH)
- Office Light (OL)
- Office Medium (OM)
- Residential Multi-Family (RM)

Corresponding Use Unit Categories:

The following Use Unit Categories are best suited for the Downtown Development District:

- Use Unit 4 – Public Protection and Utility Facilities (Special Exception)
- Use Unit 5 – Community Services, Cultural and Recreational Facilities (Special Exception and SUP)
- Use Unit 8 – Multifamily Dwelling and Similar Uses
- Use Unit 11 – Offices, Studios, and Support Services
- Use Unit 12 – Eating Establishments Other than Drive-Ins
- Use Unit 13 – Convenience Goods and Services
- Use Unit 14 – Shopping Goods and Services

Bicycle and Pedestrian Component

The GO Plan is a Bicycle/Pedestrian Master Plan which will provide a comprehensive regional plan for pedestrian and bicycle improvements; provide connectivity to the existing regional trail network using on-street treatments; improve pedestrian and bicycle safety; provide a more strategic approach to competing for pedestrian and bicycle funding; and identify barriers, with solutions, for residents to safely access destinations using walking or bicycling modes within the Tulsa region. The plan includes 11 cities in the Tulsa Metropolitan Area: Bixby, Broken Arrow, Catoosa, Collinsville, Coweta, Glenpool, Jenks, Owasso, Sand Springs, Skiatook, and Tulsa.



As parcels are platted, corridors for these routes should be protected and easements secured so that they can be developed as funding becomes available. As road widening projects occur along streets identified within the Regional Trails Plan (GO Plan), provisions should be explored to provide these facilities as part of the engineering plans. The routes identified on the plan are not fixed. As development occurs near a planned route identified on the Plan, opportunities should be explored to obtain trail easements or corridors that achieve a similar purpose or connection.

Additionally, every five years, INCOG (Indian Nation Council of Governments) creates a transportation plan for the Tulsa Transportation Management Area, which includes parts of Creek, Osage, Rogers, and Wagoner counties and all of Tulsa County. The Regional Transportation Plan (RTP) presents all the improvements for the area transportation system (Roadways, Freight, Bicycle/Pedestrian, and Public Transportation) within the next 25 years. Currently, INCOG is working on the Connected 2045 version of the RTP which will be used for selecting and awarding funding for projects that are included in the plan.

2030 Future Land Use Master Plan

The below Figure shows the 2030 Future Land Use Master Plan for the entire Sand Springs fence-line. The City Limits are not shown because State Statute allows communities to plan within their fence-line since they may annex lands within this boundary area. The map document will be used in conjunction with the individual use category descriptions when evaluating development proposals within the City Limits or when commenting on referral cases from both Osage and Tulsa County.

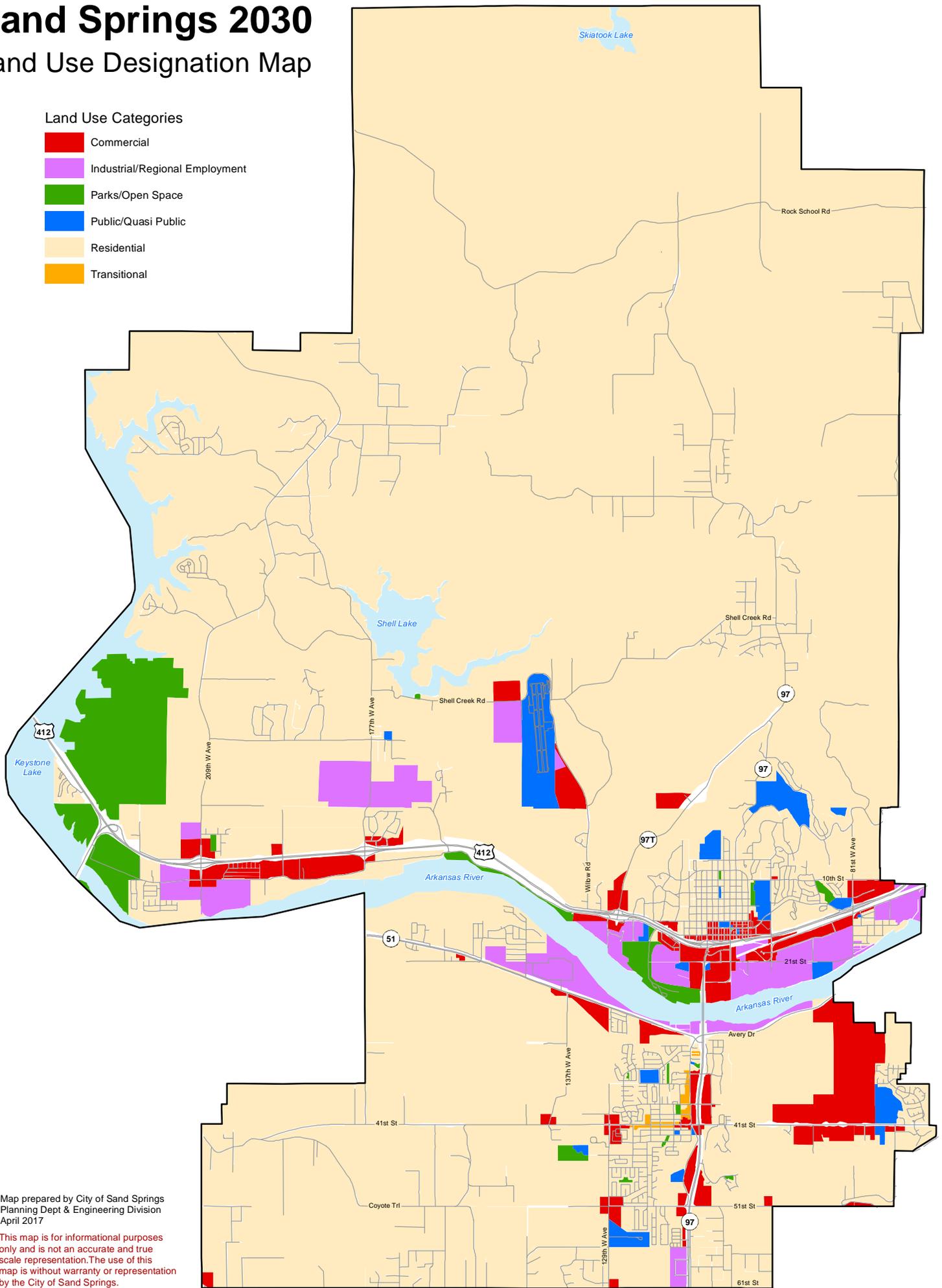
The map shows two newer commercial corridors, one emerging along the south side of HWY 412, west of 209th W. Ave. extending to 177th W. Ave., and along the north side of W. 41st St. from Hwy 97 to 73rd W. Ave. These areas are along highly used transportation corridors making them more attractive for future commercial and transitional types of development. Another area of change is the 113th Corridor from HWY 51 to 41st St. This area has been primarily been identify for transitional uses along the west of the 113th W. Ave. There has been an influx over the years of development along the west side of 113th abutting the existing residential area adjacent to it. By classifying this area as transitional it will allow for the continuation of development, while suggesting what zoning categories would serve as transitional from residential to commercial located on the east side of 113th W. Ave. Additionally, you will see land use designations changes that display the change in how the Keystone Corridor area might develop out. The Charles Page Blvd. corridor is an area of focus that is designated for commercial development. In recent years this area has lost some of its retail development that once made it busy commercial corridor. The revitalization of this area is important to the overall development of the community. Furthermore, changes can be seen along Morrow Rd. where traditional industrial uses have been located but are now designated for commercial development. Two of most notable changes is the designation of the old steel mill plant and the frontage of that property being designated for commercial. The other is the east side of HWY 97 all the way to Main St. between the Arkansas River and Morrow Rd. This area has been changed to show a designation of a commercial area where historically industrial development has existed. Many other areas have been reclassified to accurately reflect the development that occurred since the last major update of the Sand Springs Comprehensive Plan.

Sand Springs 2030

Land Use Designation Map

Land Use Categories

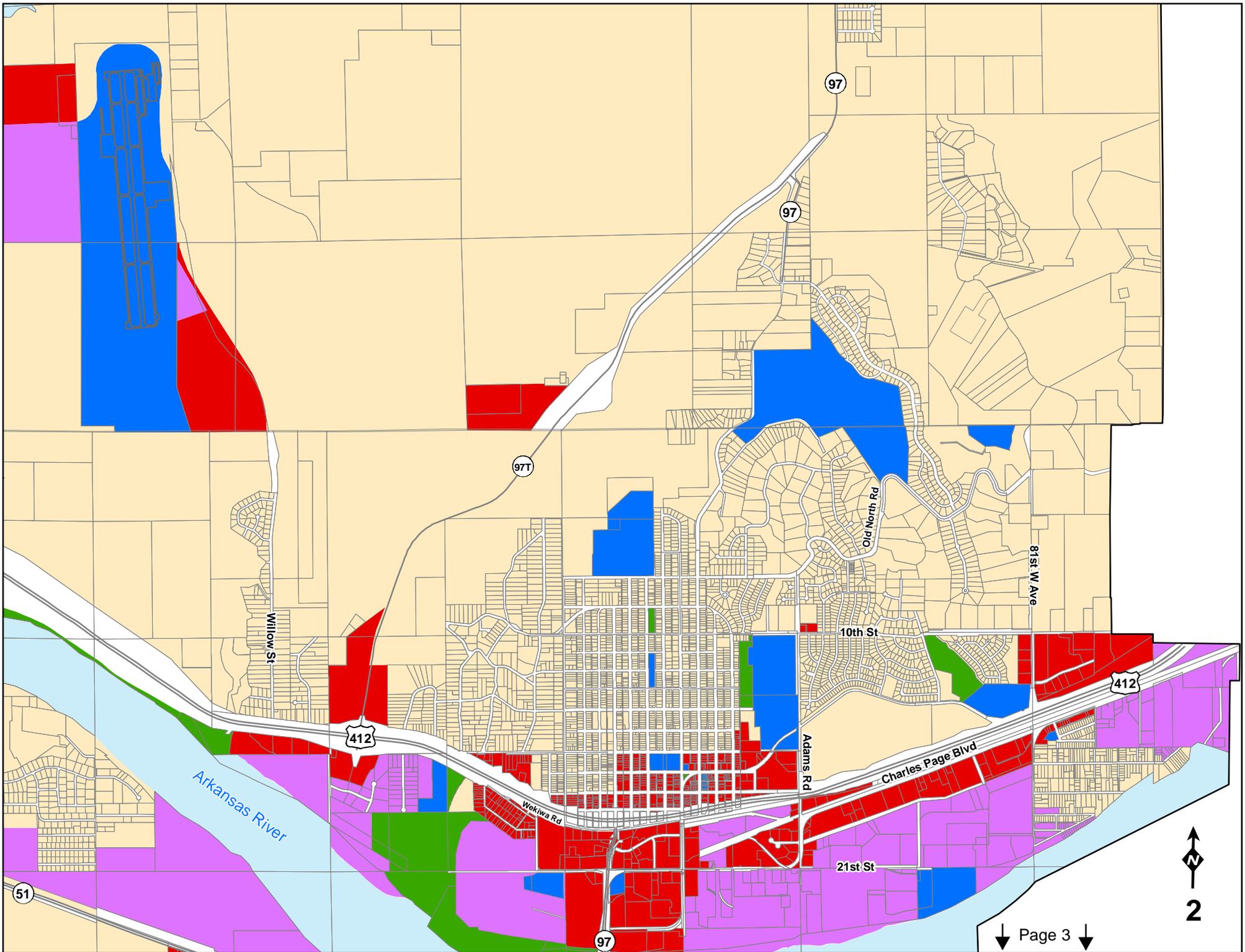
- Commercial
- Industrial/Regional Employment
- Parks/Open Space
- Public/Quasi Public
- Residential
- Transitional

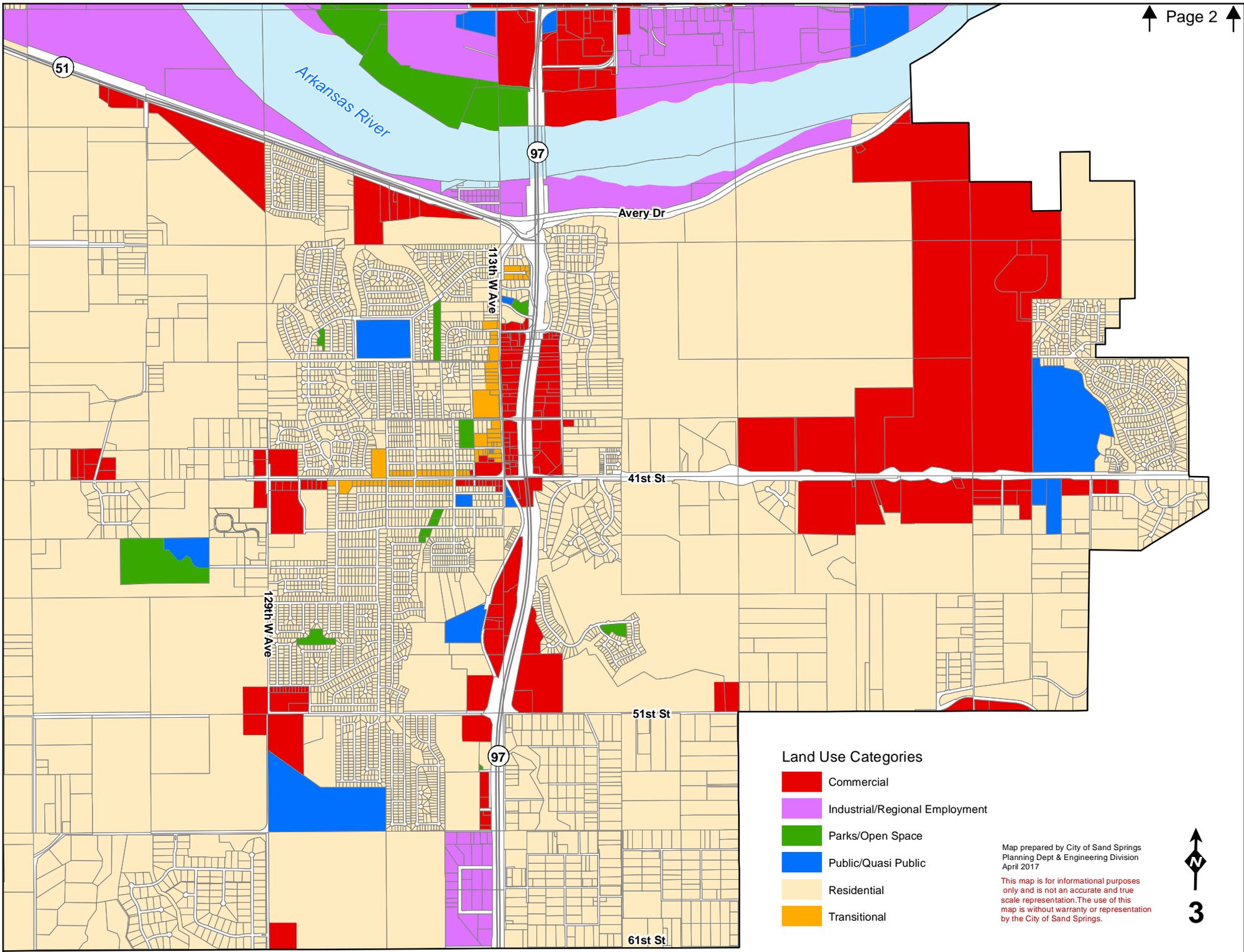


Map prepared by City of Sand Springs
 Planning Dept & Engineering Division
 April 2017

This map is for informational purposes only and is not an accurate and true scale representation. The use of this map is without warranty or representation by the City of Sand Springs.

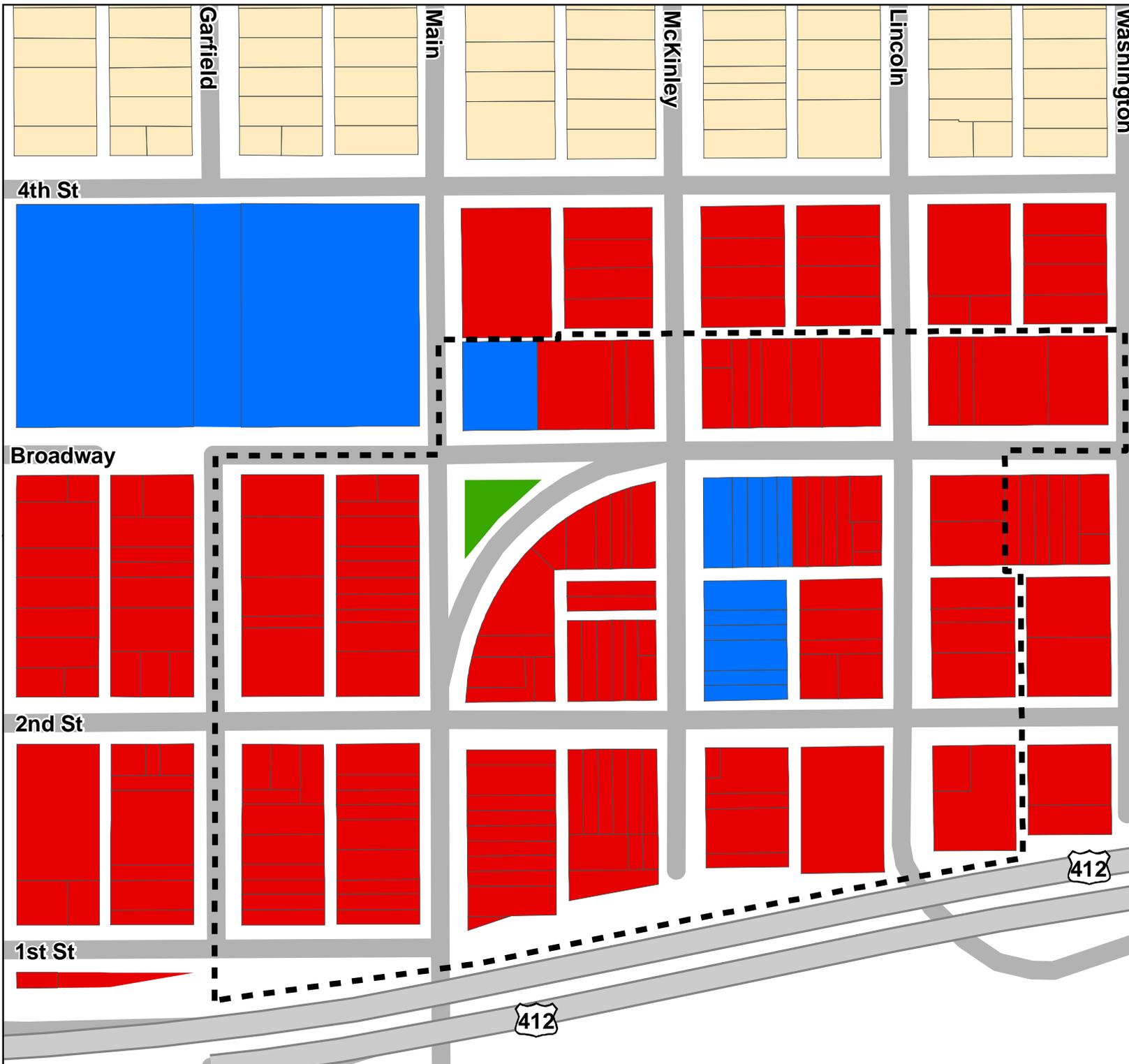






Downtown Business District

- Land Use Categories
- Commercial
 - Industrial/Regional Employment
 - Parks/Open Space
 - Public/Quasi Public
 - Residential
 - Transitional
 - Downtown Business District



Map prepared by City of Sand Springs
 Planning Dept & Engineering Division
 April 2017

This map is for informational purposes only and is not an accurate and true scale representation. The use of this map is without warranty or representation by the City of Sand Springs.



Land Use Evaluation Matrix

In an effort to provide a level of predictability for landowners and developers and guidance for planning staff, Planning Commission, and City Council, a matrix was developed that cross references land uses with zoning districts. The matrix identifies the appropriateness of use relative to each zoning district. The Land Use Evaluation Matrix – Table was developed as part of the Land Use Plan.

An “**Allowed**” designation indicates that the corresponding zoning district may be appropriate for the land use district indicated in the table depending on specific circumstances and applicable rezoning processes being followed. Designation of specific zoning districts in certain land use categories does not constitute any guarantee that a rezoning application will be approved. Any potential rezoning application would be at the sole risk of the applicant. A “**Blank**” cell indicates that the zoning district is inappropriate for the indicated land use.

Table - Land Use Evaluation Matrix

Base Zoning Districts	Land Use Districts						
	Parks and Recreational	Public/ Institutional/ Quasi-Public	Residential	Transitional	Commercial	Industrial/ Regional Employment	Downtown Development District
Agriculture (AG)	Allowed	Allowed	Allowed				
Residential Estate (RE)	Allowed	Allowed	Allowed				
Residential Single Family (RS-1)	Allowed	Allowed	Allowed				
Residential Single Family (RS-2)	Allowed	Allowed	Allowed				
Residential Single Family (RS-3)	Allowed	Allowed	Allowed				Allowed
Residential Duplex (RD)	Allowed	Allowed	Allowed	Allowed			Allowed
Residential Townhome (RTH)	Allowed	Allowed	Allowed	Allowed			Allowed
Residential Multi-Family (RM)	Allowed	Allowed	Allowed	Allowed	Allowed		Allowed
Office Light (OL)	Allowed	Allowed		Allowed	Allowed		Allowed
Office Medium (OM)	Allowed	Allowed		Allowed	Allowed		Allowed
Commercial Shopping (CS)	Allowed	Allowed		Allowed	Allowed		Allowed
Commercial General (CG)	Allowed	Allowed			Allowed	Allowed	
Commercial High Intensity (CH)	Allowed	Allowed			Allowed	Allowed	
Industrial Light (IL)	Allowed	Allowed			Allowed	Allowed	
Industrial Medium (IM)	Allowed	Allowed				Allowed	
Industrial Heavy (IH)	Allowed	Allowed				Allowed	

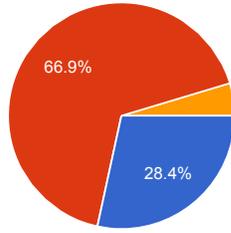
Allowed – The zoning district is appropriate within the land use district.

Blank Cell – The zoning district is inappropriate for the land use district indicated.

Appendix A

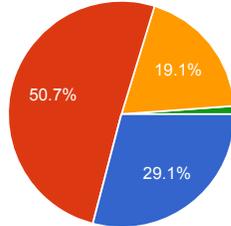
- Citizens Survey Results Summary

How would you rank the quality of life in Sand Springs?



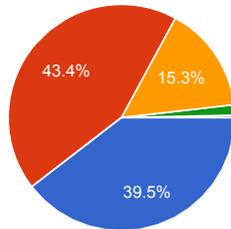
High	171	28.4%
Moderate	403	66.9%
Low	28	4.7%

How would you rank the quality of Public Safety in Sand Springs?



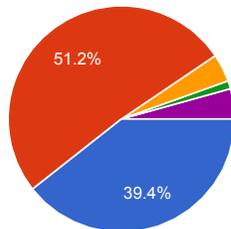
Excellent	175	29.1%
Good	305	50.7%
Average	115	19.1%
Below Average	7	1.2%
Poor	0	0%

How satisfied are you with Police services in Sand Springs?



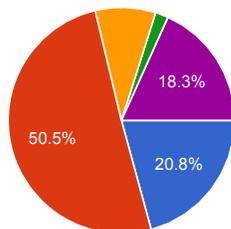
Very Satisfied	238	39.5%
Satisfied	261	43.4%
Neutral	92	15.3%
Dissatisfied	9	1.5%
Very Dissatisfied	2	0.3%

How safe do you feel walking alone in your neighborhood?



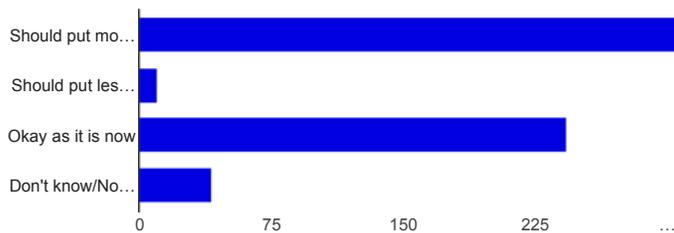
Very Safe	237	39.4%
Safe	308	51.2%
Unsafe	24	4%
Very Unsafe	7	1.2%
Don't know/Not Sure	26	4.3%

How safe do you feel walking in downtown Sand Springs at night?



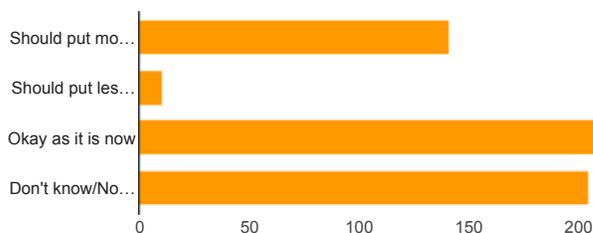
Very Safe	125	20.8%
Safe	304	50.5%
Unsafe	52	8.6%
Very Unsafe	11	1.8%
Don't know/Not Sure	110	18.3%

General patrol in neighborhoods [Police Services: Indicate if you think the Police Department should put more emphasis on it, less emphasis on it, or if it is okay as it is now.]



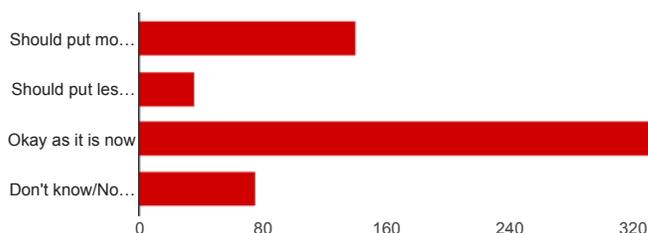
Should put more emphasis	307	51%
Should put less emphasis	11	1.8%
Okay as it is now	243	40.4%
Don't know/Not sure	41	6.8%

Investigative case follow-up [Police Services: Indicate if you think the Police Department should put more emphasis on it, less emphasis on it, or if it is okay as it is now.]



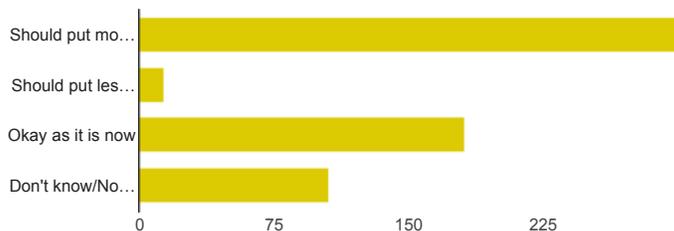
Should put more emphasis	141	23.4%
Should put less emphasis	11	1.8%
Okay as it is now	246	40.9%
Don't know/Not sure	204	33.9%

General patrol in business districts [Police Services: Indicate if you think the Police Department should put more emphasis on it, less emphasis on it, or if it is okay as it is now.]



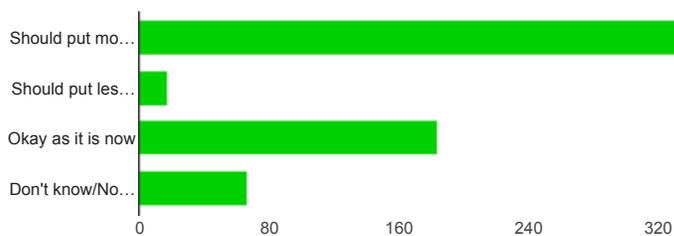
Should put more emphasis	140	23.3%
Should put less emphasis	36	6%
Okay as it is now	350	58.1%
Don't know/Not sure	76	12.6%

Crime prevention programs in schools [Police Services: Indicate if you think the Police Department should put more emphasis on it, less emphasis on it, or if it is okay as it is now.]



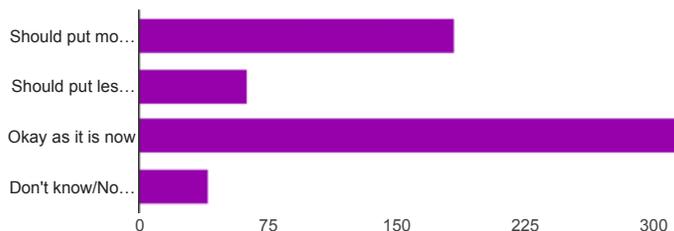
Should put more emphasis	301	50%
Should put less emphasis	14	2.3%
Okay as it is now	181	30.1%
Don't know/Not sure	106	17.6%

Neighborhood Watch crime prevention programs [Police Services: Indicate if you think the Police Department should put more emphasis on it, less emphasis on it, or if it is okay as it is now.]



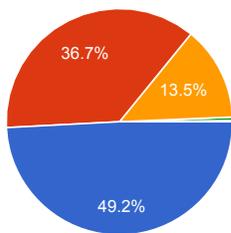
Should put more emphasis	333	55.3%
Should put less emphasis	18	3%
Okay as it is now	184	30.6%
Don't know/Not sure	67	11.1%

Focused traffic operations for speeding and unsafe driving [Police Services: Indicate if you think the Police Department should put more emphasis on it, less emphasis on it, or if it is okay as it is now.]



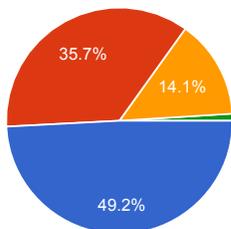
Should put more emphasis	184	30.6%
Should put less emphasis	63	10.5%
Okay as it is now	315	52.3%
Don't know/Not sure	40	6.6%

How satisfied are you with Fire response service in Sand Springs?



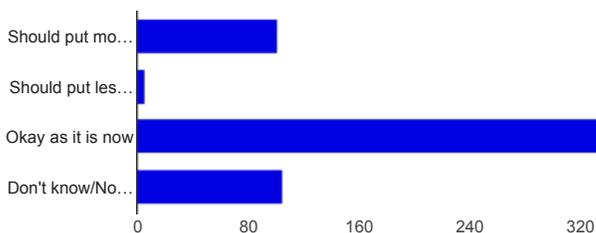
Very Satisfied	296	49.2%
Satisfied	221	36.7%
Neutral	81	13.5%
Dissatisfied	3	0.5%
Very Dissatisfied	1	0.2%

How satisfied are you with Emergency response service the Sand Springs fire department provides?



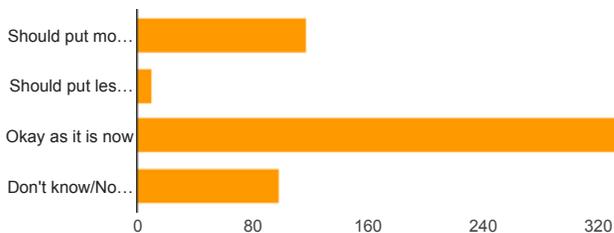
Very Satisfied	296	49.2%
Satisfied	215	35.7%
Neutral	85	14.1%
Dissatisfied	6	1%
Very Dissatisfied	0	0%

Fire response time [Fire Services: Indicate if you think the Fire Department should put more emphasis on it, less emphasis on it, or if it is okay as it is now.]



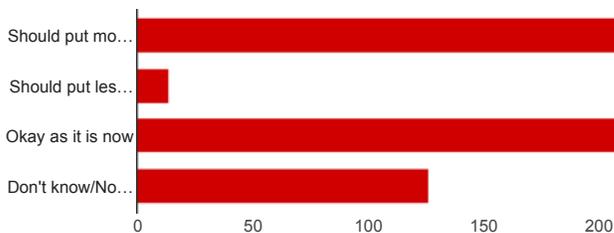
Should put more emphasis	101	16.8%
Should put less emphasis	6	1%
Okay as it is now	390	64.8%
Don't know/Not sure	105	17.4%

Emergency medical response time [Fire Services: Indicate if you think the Fire Department should put more emphasis on it, less emphasis on it, or if it is okay as it is now.]



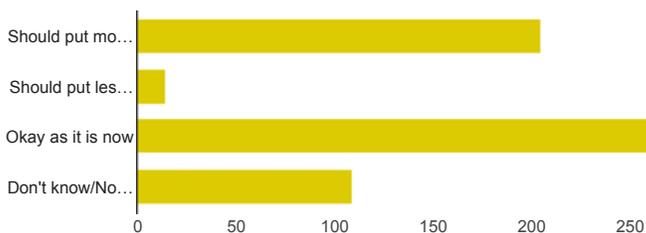
Should put more emphasis	118	19.6%
Should put less emphasis	10	1.7%
Okay as it is now	375	62.3%
Don't know/Not sure	99	16.4%

Disaster preparedness education [Fire Services: Indicate if you think the Fire Department should put more emphasis on it, less emphasis on it, or if it is okay as it is now.]



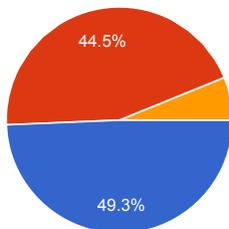
Should put more emphasis	228	37.9%
Should put less emphasis	14	2.3%
Okay as it is now	234	38.9%
Don't know/Not sure	126	20.9%

Fire Prevention [Fire Services: Indicate if you think the Fire Department should put more emphasis on it, less emphasis on it, or if it is okay as it is now.]



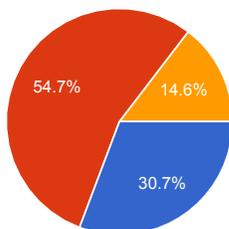
Should put more emphasis	204	33.9%
Should put less emphasis	15	2.5%
Okay as it is now	274	45.5%
Don't know/Not sure	109	18.1%

Would you support a funding mechanism to hire additional Police Officers/Fire Fighters in order to aid in making improvements suggested above?



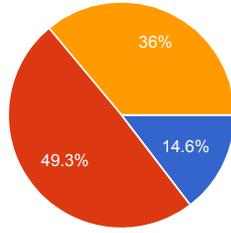
Definitely Support	297	49.3%
Possibly Support	268	44.5%
Would Not Support	37	6.1%

The availability of a variety of housing for SALE is:



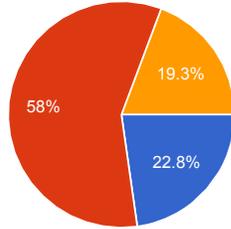
Good	185	30.7%
Adequate	329	54.7%
Not Adequate	88	14.6%

The availability of a variety of housing for RENT (single-family, duplexes, apartments, etc.) is:



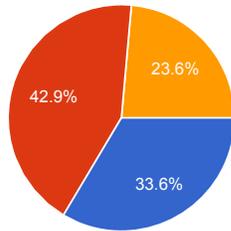
Good	88	14.6%
Adequate	297	49.3%
Not Adequate	217	36%

The overall condition of housing in Sand Springs is:



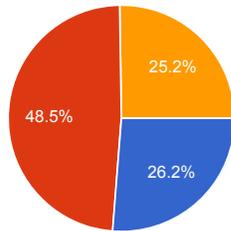
Good	137	22.8%
Adequate	349	58%
Not Adequate	116	19.3%

The appearance of the Sand Springs downtown area is:



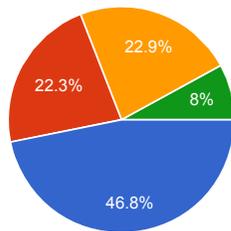
Good	202	33.6%
Adequate	258	42.9%
Not Adequate	142	23.6%

The appearance of Sand Springs business areas outside of Downtown is:



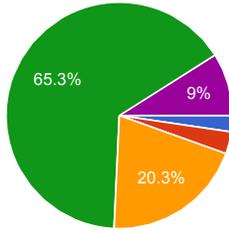
Good	158	26.2%
Adequate	292	48.5%
Not Adequate	152	25.2%

How often do you shop/dine in the Sand Springs downtown area?



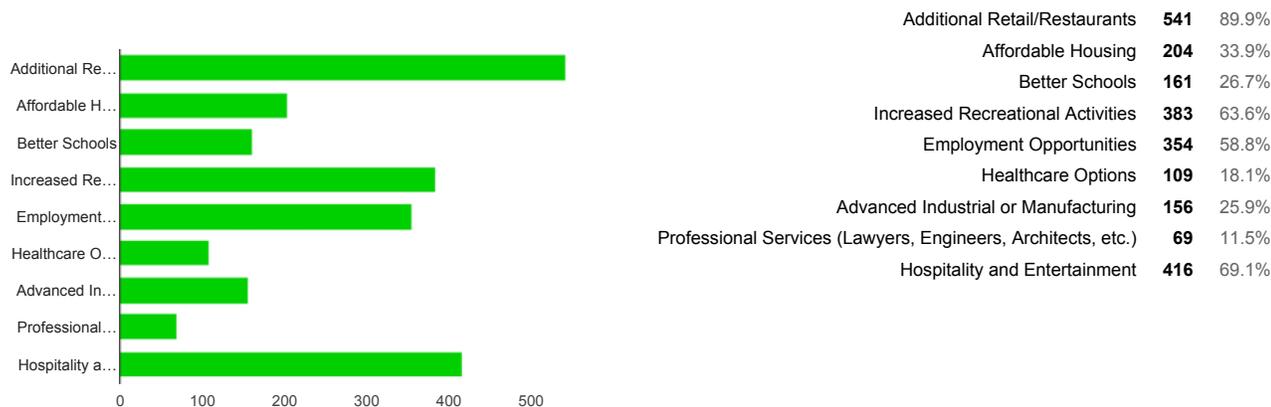
Once per week	282	46.8%
Once per month	134	22.3%
Once every few months	138	22.9%
Not at all	48	8%

I would shop/dine more often in Sand Springs downtown if:

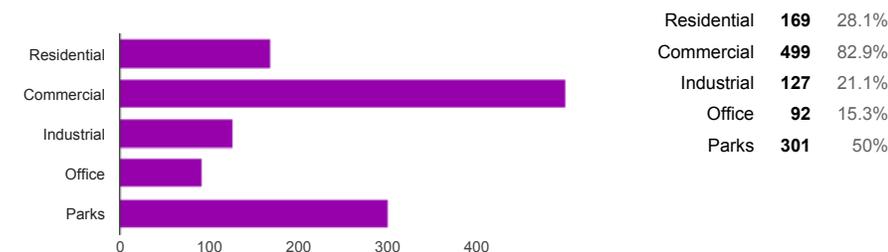


Appearance was improved	14	2.3%
There was more parking	19	3.2%
More retail shops were available	122	20.3%
More restaurants were available	393	65.3%
Shops were open later on weekdays/weekends	54	9%

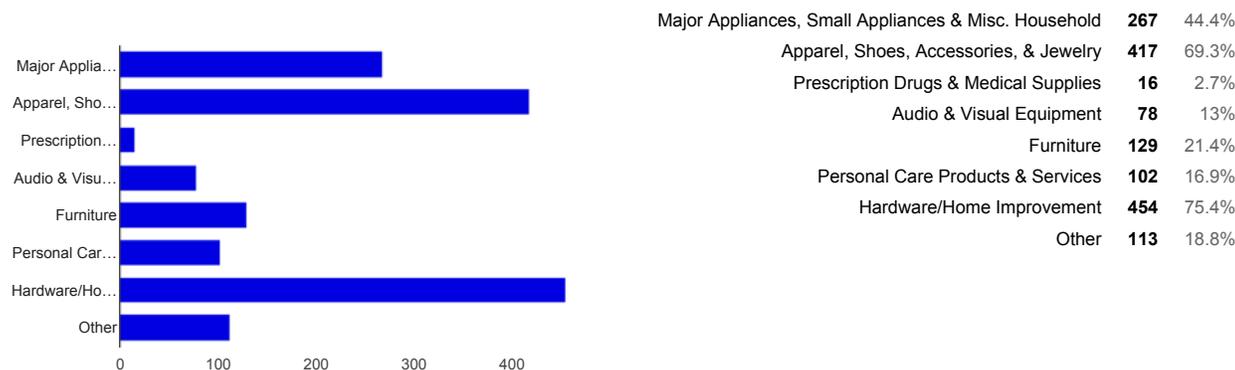
Which future developments are important for Sand Springs?



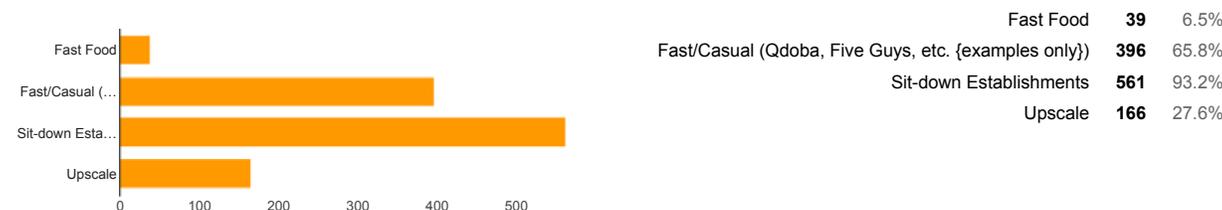
What kind of development does Sand Springs need more of?



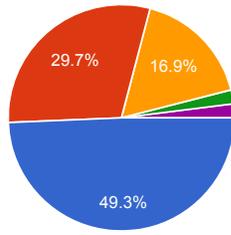
Which kind of retail is most important to bring to Sand Springs?



Which kind of restaurants would you support most in Sand Springs?

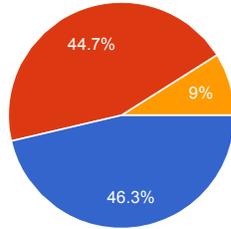


How often do you go to Tulsa to eat vs. Sand Springs?



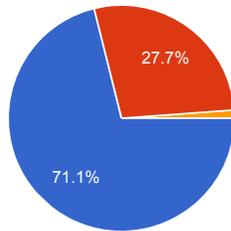
Very Frequently	297	49.3%
Frequently	179	29.7%
Occasionally	102	16.9%
Rarely	12	2%
Very Rarely	12	2%

Would you like to see an increase in establishments providing night life opportunities?



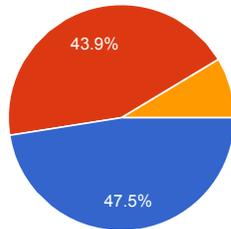
Definitely	279	46.3%
Possibly	269	44.7%
Definitely Not	54	9%

Would you support the redevelopment of old industrial areas as something else other than industrial?



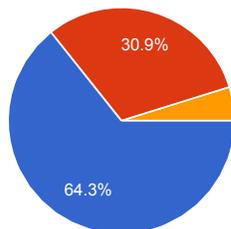
Definitely Support	428	71.1%
Possibly Support	167	27.7%
Would Not Support	7	1.2%

How strongly would you support the construction of the Sand Springs Dam?



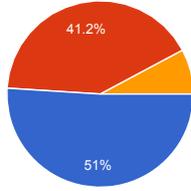
Definitely Support	286	47.5%
Possibly Support	264	43.9%
Would Not Support	52	8.6%

What is your support level for the development of the Arkansas River (recreational, commercial, etc.)?



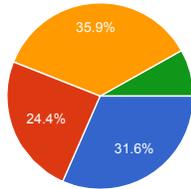
Definitely Support	387	64.3%
Possibly Support	186	30.9%
Would Not Support	29	4.8%

A system of city-wide trails for pedestrians and bicycles (on and off street) is something I would:



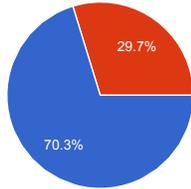
Definitely Support	307	51%
Possibly Support	248	41.2%
Would Not Support	47	7.8%

Where do you think additional Residential Development should occur within the Sand Springs fenceline?



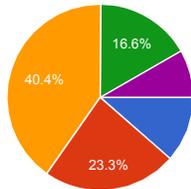
South	190	31.6%
North	147	24.4%
West	216	35.9%
East	49	8.1%

Are you in favor of annexation of land into the City Limits?



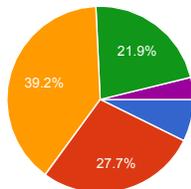
Yes	423	70.3%
No	179	29.7%

Are you supportive of additional Multi-Family housing in the form of Apartments?



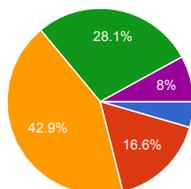
Very Supportive	69	11.5%
Supportive	140	23.3%
Neutral	243	40.4%
Opposed	100	16.6%
Very Opposed	50	8.3%

What is your overall satisfaction with the Sand Springs Parks and Recreational Opportunities?



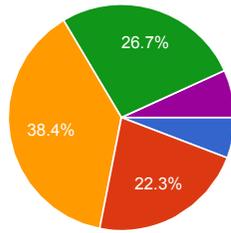
Very Satisfied	44	7.3%
Satisfied	167	27.7%
Adequate	236	39.2%
Unsatisfied	132	21.9%
Very Unsatisfied	23	3.8%

Are you satisfied with the quantity/quality of parks on the South side of Sand Springs?



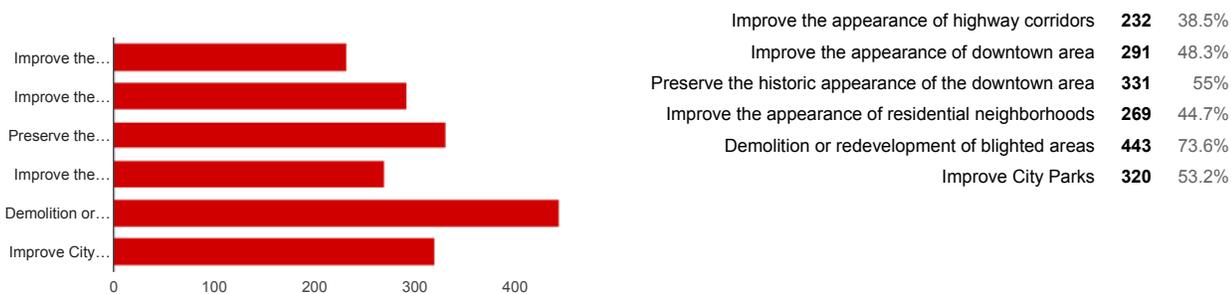
Very Satisfied	27	4.5%
Satisfied	100	16.6%
Adequate	258	42.9%
Unsatisfied	169	28.1%
Very Unsatisfied	48	8%

Are you satisfied with the quantity/quality of parks on the North side of Sand Springs?

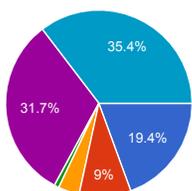


Very Satisfied	35	5.8%
Satisfied	134	22.3%
Adequate	231	38.4%
Unsatisfied	161	26.7%
Very Unsatisfied	41	6.8%

Sand Springs must do the following to improve the appearance of the city:

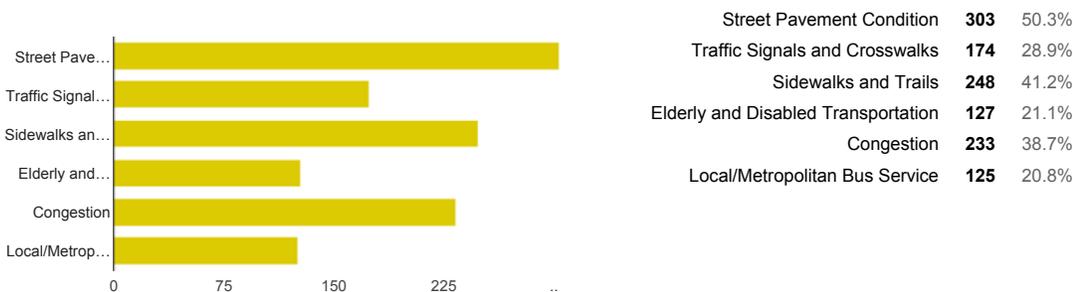


Sand Springs greatest public improvement need is:

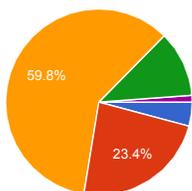


Category	Count	Percentage
Public Safety (Police and Fire)	117	19.4%
Drainage and Flooding	54	9%
Water Supply	22	3.7%
Sanitary Sewer	5	0.8%
Parks and Recreation	191	31.7%
Street and Road Conditions	213	35.4%

Which of the following are transportation related issues in Sand Springs?

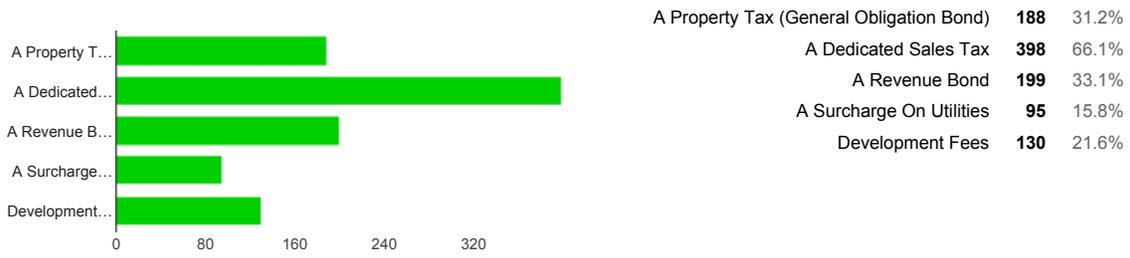


How would you compare Sand Springs roads to other Communities?



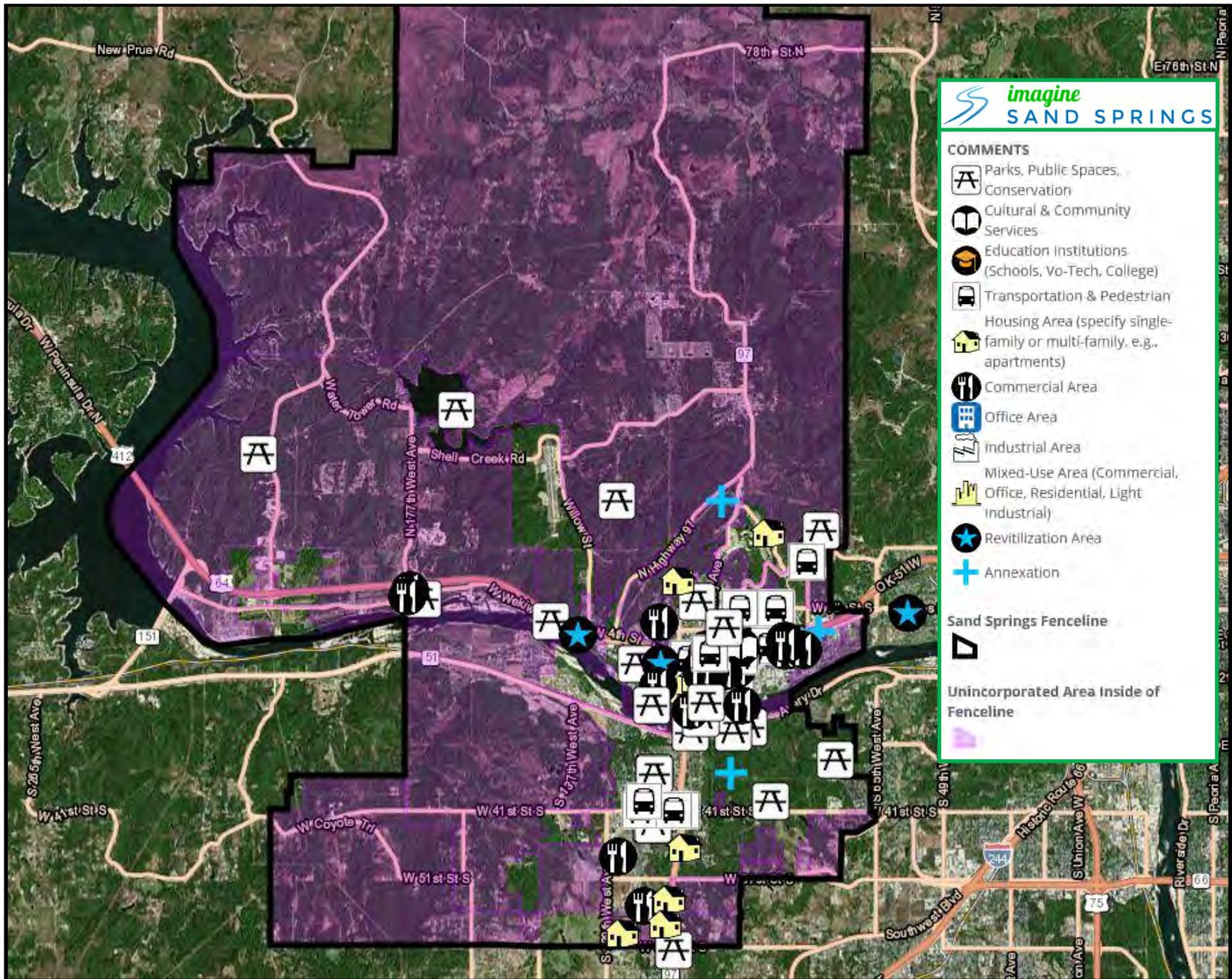
Category	Count	Percentage
Much Better	25	4.2%
Better	141	23.4%
Same	360	59.8%
Worse	69	11.5%
Much Worse	7	1.2%

If public funding is required to improve our city, I would support the following:



Appendix B

- Imagine Sand Springs Map and Comments



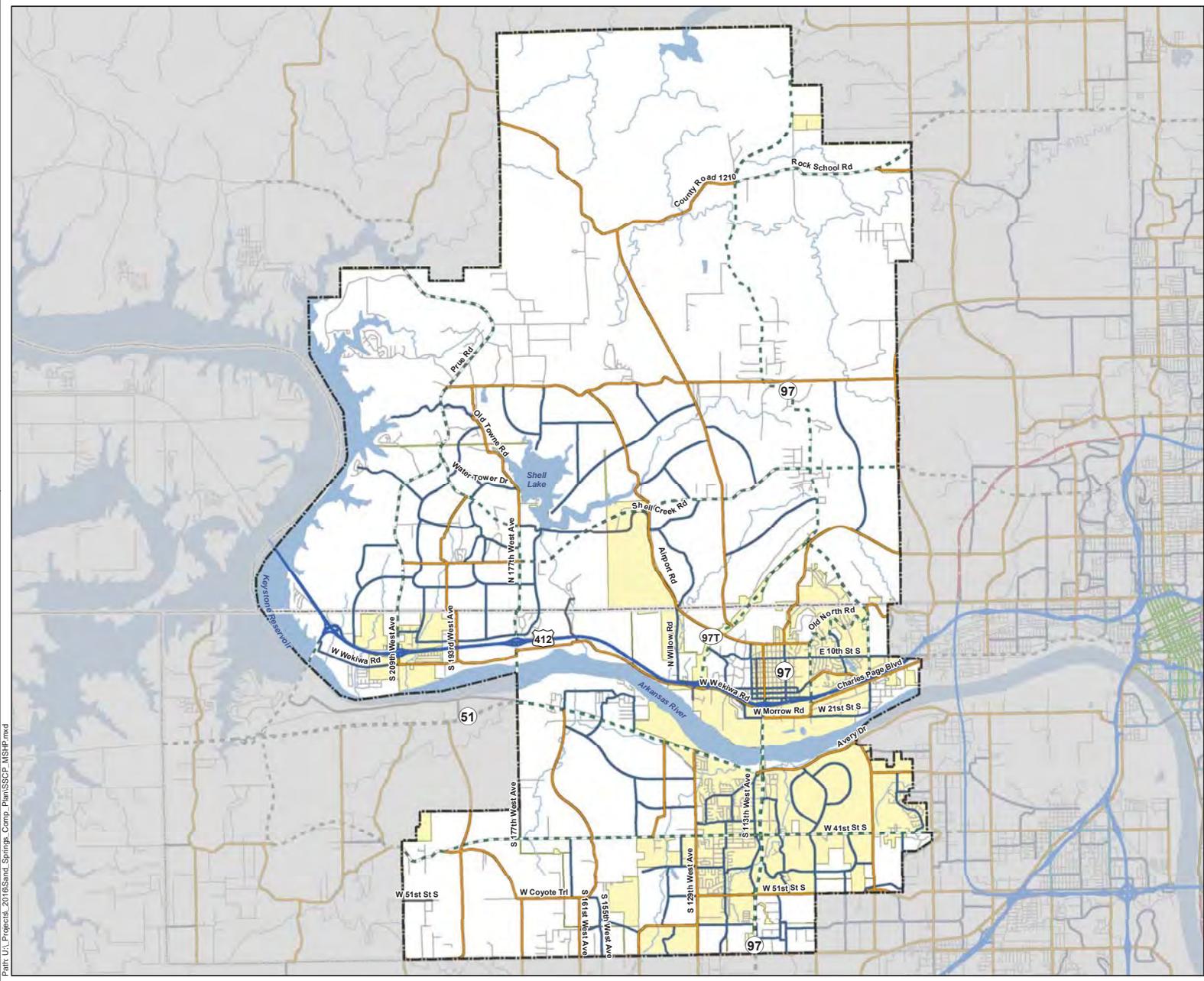
OBJECTID	CATEGORY	COMMENTS	DATE
8	Commercial Area	Sit down Restaurants	8/2/2016 17:48
9	Revitalization Area	It would be incredible to have an amusement park in the former Gerdau property. Either Bell's or some other company. Imagine the Zingo overlooking the river and our wonderful new and improved Case Community Park!	8/2/2016 18:28
10	Parks, Public Spaces, Conservation	Please build a park (with slides, combing toys, etc) on the Prattville side of town. We have to drive to Sapulpa or Chandler for a decent playground.	
11	Parks, Public Spaces, Conservation	City sponsored mountain/road biking, hiking, and/or walking trails and rock climbing areas	8/2/2016 19:14
12	Parks, Public Spaces, Conservation	More road biking and running trails on this side of the river	8/2/2016 17:12
13	Mixed-Use Area	Reuse the Gerdau land through some kind of procurement. This land is an eyesore to the community now that it is left empty and not maintained. This space would be perfect for a mixed use area that is housing, office, and commercial.	8/2/2016 18:00
14	Transportation & Pedestrian	I would love to see some security lights along the walking trail. I'm thinking the blue lights with emergency buttons similar to those seen on college campuses. As well as additional lighting.	8/2/2016 19:40
15	Transportation & Pedestrian	Please put a stop sign at 10th and N Lake Dr. It's unsafe with how fast people drive through there.	8/2/2016 19:50
16	Transportation & Pedestrian	There is a need for a stop sign to make it a 4 way at the intersection of 10th and Lake Dr. Children often walk the area along with elderly residents. People often drive into the neighborhood around 40-50 mph. It's dangerous.	8/2/2016 19:55
17	Commercial Area		8/2/2016 21:31
18	Parks, Public Spaces, Conservation		
19	Cultural & Community Services		8/2/2016 21:35
20	Parks, Public Spaces, Conservation		
21	Education Institutions	Junior high school	5/18/2017 22:15
22	Parks, Public Spaces, Conservation	Splash pad	8/2/2016 22:47
23	Commercial Area	Please do not build any more shopping centers; many of the existing ones are empty. Tear down the old Kmart building and surrounding empty buildings near the movie theater. That area has become an eye soar for our community.	8/2/2016 22:58
24	Parks, Public Spaces, Conservation	Would be great to see a land reclamation project in this area; remove vacant buildings and restore the area to its natural state.	8/2/2016 23:04
25	Parks, Public Spaces, Conservation	Please turn this area of abandoned businesses into something beautiful for the community, such as a park or green space. This area is the first thing people see as they enter our town. It also overshadows the beauty of the walking trail.	8/2/2016 23:09
26	Parks, Public Spaces, Conservation	Remove the old Steel building and use the land for a park or "Guthrie Green" type space	8/2/2016 23:18
27	Revitalization Area		
28	Revitalization Area		
29	Revitalization Area		8/3/2016 3:18
30	Transportation & Pedestrian	Entry and Exit ramps on Main street	8/3/2016 3:21
31	Mixed-Use Area	clean up and revitalize with retail and job creating industry	8/3/2016 14:12
32	Commercial Area	businesses along 412 need to improve the backsides of their establishments as this is what people see when they are traveling to Sand Springs.	8/3/2016 14:31
33	Mixed-Use Area	The old Sheffield Steel property is just sitting. It could be used for so much...hospital/medial complex, expand River Parks and take the sports/recreation areas seriously, a good hotel, etc.	8/3/2016 15:01
34	Parks, Public Spaces, Conservation	I think speed humps (the longer speed bumps) on 44th street by Pratt Park and splash pad. It would slow the traffic not only for the park but also for the children using the crosswalk for school.	8/3/2016 16:59
35	Transportation & Pedestrian	School zone and crosswalk at 41st street and Redbud	8/3/2016 17:02
36	Commercial Area	Old Navy in the old Drug Warehouse location.	8/3/2016 17:04
37	Parks, Public Spaces, Conservation	A fenced dog park	
38	Parks, Public Spaces, Conservation	Rest Stop - Many truckers use the old kmart/walmart lots and the area east of 97 as a rest stop when transporting loads. It would be nice to have a designated area for such a purpose within walking distance of retail and eating establishments.	8/4/2016 17:05
39	Commercial Area	safety caution flashing light at triangle stop sign by clock where Broadway Street merges would help avoid near collisions	8/4/2016 18:17
40	Industrial Area	Area along Hwy 51 from webco back to sand plant you make an industrial complex. Move most the existing industrial business from 97 hwy and morrow and to 81st west by offering some incentives. Open this now vacant area up for commercial expansion.	
41	Parks, Public Spaces, Conservation	Area off avery drive where I believ the rock quarry was trying to go. Work out some sort of deal with the owner of BELLS Amusement Park. Lets bring people to Sand Springs for Amusement rather than everyone going to Branson or Frontier City.	
42	Commercial Area	Prime location for new commercial development. Also, the Gerdau buildings are an eyesore	8/4/2016 21:26
43	Commercial Area		
44	Parks, Public Spaces, Conservation		
45	Parks, Public Spaces, Conservation		
46	Commercial Area		
47	Housing Area		
48	Parks, Public Spaces, Conservation	improve signage into sand springs "Welcome to Sand Springs"	
49	Annexation	annex the purple	
50	Annexation	Charles Page Drive needs to be annexed inside the fencline so it can be cleaner	8/8/2016 19:55
51	Mixed-Use Area	some retail along the hwy and tear down some of the old eyesore buildings from the steel mil	8/8/2016 19:57
52	Commercial Area	Take the vacant KMart and the building its attached to and turn it into a Super Target and take the old Western Sizzlin and have a good Steakhouse (Sante Fe, etc) come there.	9/14/2016 16:07
53	Parks, Public Spaces, Conservation	Bark park	8/15/2016 16:32
54	Commercial Area	I think the old Kmart location would be perfect for a bowling alley/arcade. The whole family can participate. I know hundreds of people who go other places for those things. Combine with a pizza/snack place. It's close to the movie theatre too.	8/15/2016 18:27
55	Commercial Area	The old Walgreens. Perfect for a little "neighborhood grocery" store. NOT a convenience store. The access is easy and there's nothing like that East of McKinley	8/15/2016 18:43
56	Commercial Area	If you do decide to have a large retailer here (Lowe's, Target) Put them in the old Kamrt lot...NOT in the heart of town	8/15/2016 20:00
57	Transportation & Pedestrian	Please consider a right turn only lane on the Wilson West bound exit ramp	8/15/2016 20:03
58	Parks, Public Spaces, Conservation	Would like to integrate this park and walking trail into the city somehow and have more trails near through the neighborhoods.	8/15/2016 20:10
59	Commercial Area	Texas roadhouse	
60	Housing Area	You should keep better track of those people who own residential lots and let them get overgrown; then bill them promptly. This would garner more money for our city to take care of other projects!	8/15/2016 21:25
61	Transportation & Pedestrian	We really need a stop sign at 4th and Washington Ave. To slow down traffic up and down Washington.	8/16/2016 1:29

62	Housing Area	More affordable family housing for lower income families needs built and there are many houses in the Garfield School area that need renovated or torn down.	8/16/2016 5:19
63	Parks, Public Spaces, Conservation	A large playground, Pavilions, more hiking, walking, running paths needs added on to the area around the new Splash pad	8/16/2016 5:22
64	Commercial Area		
65	Commercial Area	I would love to see a Applebee or chilies restaurant we need something new and different!	8/16/2016 14:14
66	Commercial Area		8/16/2016 14:42
67	Parks, Public Spaces, Conservation	Sand Springs needs a public pool. It's hard to believe that a community of this size down not have their own swimming pool. Sand Springs citizens are driving to Sapulpa & Tulsa ... That is lost revenue for Sand Speings.	8/17/2016 2:36
68	Parks, Public Spaces, Conservation	Swimming Pool: Sand Springs is a large enough community to have their own pool. Sand Springs is losing tax dollars to surrounding town because people travel to Sapulpa or Tulsa for swimming. They purchase food, drinks, sunscreen, etc in other areas.	8/17/2016 1:40
69	Commercial Area	Losing Revenue: Sand Springs can support... Target, Lowes or Home Depot, Academy or Dicks, Hobby Lobby. Let's see some growth!	8/17/2016 2:45
70	Commercial Area	Desperately Need More Restaurants. If the area behind McDonalds & Starbucks were used, it would also grab traffic from 412. Big, tall signs to point people in.	8/17/2016 2:48
71	Education Institutions	I think another high school parking lot needs to be put here. There is currently not enough parking so they have to park in neighborhoods.	8/17/2016 12:11
72	Revitalization Area		8/18/2016 1:11
73	Commercial Area	Place a new Quik Trip at the location of the destroyed donut shop on Wekiwa Road at 177th West Avenue	8/18/2016 17:46
74	Commercial Area	Great spot for restaurant/beer joint.	8/18/2016 17:50
75	Housing Area	Osage Hills NEEDS street lights, now, and will nedd road upgrades in next 3 year!	8/18/2016 20:45
76	Commercial Area	More retail area in central part of city (Triangle area) where offices are currently located. More good restaurants (NOT diners).	8/19/2016 10:07
77	Annexation	Annex those housing additions around Sand Springs that would add to the value of businesses wanting to come into a larger and established community-there are several but the map only allows one.	8/22/2016 15:15
78	Transportation & Pedestrian	Offramp Eastbound at adams	
79	Commercial Area	Tear down to allow for expansion of Riverwest to East side of Main St.	
80	Commercial Area	Build the Indian statue in town, probably on the south side of 244 so visitors will exit to see it then have immediate access to Sand Springs stores and restaurants.	8/26/2016 14:04
81	Commercial Area	IKEA, Panera Bread, Jason's Deli,	8/26/2016 14:15
82	Parks, Public Spaces, Conservation	Clearing of the sides of the river so it's more accessible for fishing use. Bring in limestone rocks to secure bank.	
83	Parks, Public Spaces, Conservation	Refurbish Wekiwa scenic drive	8/26/2016 14:26
84	Revitalization Area	an unusual amount of human destruction in an otherwise beautiful location, locals have attempted to turn it into a dump is shameful representation of our city please revitalize and make accessible for public use	8/26/2016 14:27
85	Transportation & Pedestrian	Transit bus stop	
86	Mixed-Use Area		8/26/2016 14:45
87	Revitalization Area	Now that breweries can also serve beer, allow conversion old electric station on Morrow & Main to a brewery and restaurant.	8/26/2016 14:56
88	Transportation & Pedestrian	Add a connector bus route from Charles Page (Line 114) up along E 10th Street between 81st West Av and N McKinley Av	8/26/2016 15:09
89	Cultural & Community Services	Expand the SS Herb Festival to be held in Spring and again in the Fal	8/26/2016 15:18
90	Housing Area		8/26/2016 15:30
91	Commercial Area	Attempt to get our empty buildings filled with new business	8/26/2016 19:40
92	Housing Area	I think there should be new apartments for reasonable prices for people who are in college like TCC tech etc that also have a job who don't have enough money to rent a house. But it also kinda be like dorms but each month pay rent. I know when I was	8/26/2016 21:36
93	Commercial Area	I would love to see something like The Hills Shopping Center. I'm tired of seeing empty land! The only way we will grow as a community is to get more businesses in. Just drive to Yale, OK and you will see what I'm talking about.	8/27/2016 0:58
94	Commercial Area	We need something in the vacant space so Sand Springs can grow and provide jobs and revenue. something along the long the Hills Shopping.	8/27/2016 1:29
95	Commercial Area	I would like to see something like the Tulsa Hills	8/27/2016 1:45
96	Parks, Public Spaces, Conservation	Beach/Swimming and recreation area on the river	8/27/2016 2:57
97	Annexation	Annex Berryhill	
98	Housing Area		
99	Cultural & Community Services	Id love to see a Performing Arts Center for concerts, the symphony, or our community theatres productions.	8/27/2016 4:12
100	Transportation & Pedestrian	Better traffic control and flow for northwoods entrance, traffic gets backed up for access to old north road during pick up and drop off	8/27/2016 8:31
101	Commercial Area	Build along the river from Hwy 97 East toward Main. Build a place that can be used for both commercial and recreational activities. The river is a place not many places have, take advantage of it.	8/27/2016 13:30
102	Transportation & Pedestrian		
103	Parks, Public Spaces, Conservation	City Council doing a great job	8/27/2016 21:45
104	Transportation & Pedestrian	Adding a left turn lane only onto Masonic Dr. & 41st in Prattville when heading East	8/28/2016 0:25
105	Transportation & Pedestrian	Install curbs, sidewalks and storm water drains in all the areas that you make people pay storm water fees. Give us what we pay for or drop the fee. The city does not maintain my anything on my street except the repaving every 20 years.	8/28/2016 4:38
106	Parks, Public Spaces, Conservation	Playground for kids	
107	Revitalization Area	Charles Page Blvd has a great opportunity for revitalization. The current homes lining Charles Page are mostly dilapidated and eye sores to the community.	8/28/2016 23:43
108	Commercial Area	Bring bells amusement park or celebration station here	8/29/2016 0:51
109	Parks, Public Spaces, Conservation	develop recreational opportunities/camping/ rv	8/29/2016 21:54
110	Parks, Public Spaces, Conservation	Improve this area with visitor center and point of interest-	8/29/2016 22:03

Appendix C

- Major Street and Highway Plan
- Functional Classification of Roads Map

Path: U:\Projects_2016\Sand_Springs_Comp_Plan\SSCP_MSHPP.mxd



Major Street & Highway Plan

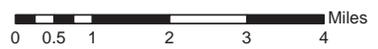
Legend

MSHP - Classification

- Freeway
- Parkway
- Special Trafficway
- Primary Arterial
- Secondary Arterial
- Urban Arterial
- Residential Collector
- Commercial Industrial Street
- Commercial/CBD/Industrial Collector

Other Features

- Non-Classified Streets
- Streams
- Area within Fence Line
- County Boundaries
- Water Bodies
- Sand Springs Corporate Limits

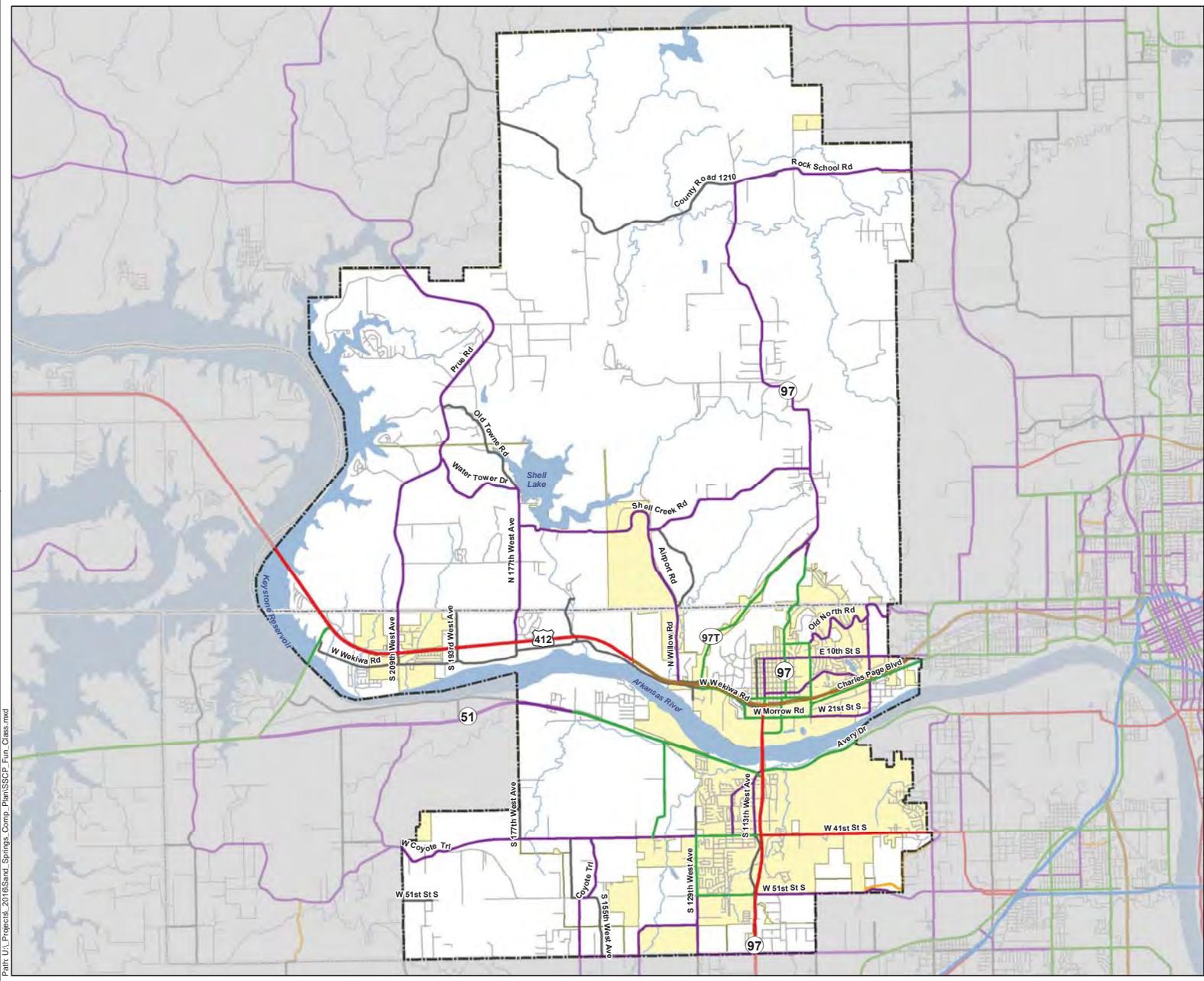


Source: Oklahoma Department of Transportation

This map is provided as a public resource for general information only. Although every effort has been made to produce the most current, correct and clearly expressed data possible, all geographic information has limitations due to scale, resolution, date and interpretation of the original source materials. The information on this map is collected from various sources that can change over time without notice. Therefore, the information provided is not intended to replace any official source. You should not act or refrain from acting based upon information on this map without independently verifying the information and, if necessary, obtaining professional advice. The burden of determining the accuracy, completeness, timeliness of information rests solely on the user. Copyright © 2016 INCOG



Path: U:\Projects_2016\Sand_Springs_Comp_Plan\SSCP_Fun_Classes.mxd



Functional Classifications of Roads

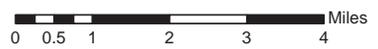
Legend

Functional Classification

- Interstate
- Other Freeway/Expressway
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector

Other Features

- Non-Classified Major Roads
- Non-Classified Streets
- Streams
- Area within Fence Line
- County Boundaries
- Water Bodies
- Sand Springs Corporate Limits



Source: Oklahoma Department of Transportation

This map is provided as a public resource for general information only. Although every effort has been made to produce the most current, correct and clearly expressed data possible, all geographic information has limitations due to scale, resolution, date and interpretation of the original source materials. The information on this map is collected from various sources that can change over time without notice. Therefore, the information provided is not intended to replace any official source. You should not act or refrain from acting based upon information on this map without independently verifying the information and, if necessary, obtaining professional advice. The burden of determining the accuracy, completeness, timeliness of information rests solely on the user. Copyright © 2016 INCOG



Date: 12/1/2016

Appendix D

- Go Plan - Tulsa Regional Bicycle & Pedestrian Master Plan
- Go Plan - Sand Springs Community Plan

THE TULSA REGIONAL

Bicycle and Pedestrian Master Plan



CONTACT THE SAND SPRINGS PLANNING DEPARTMENT

FOR MORE INFO OR TO VIEW THE ENTIRE PLAN

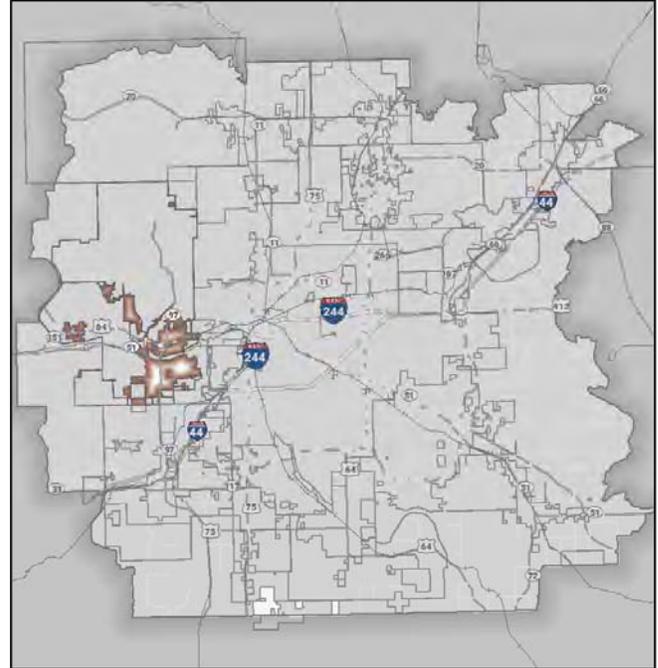
Sand Springs

Community Overview

Sand Springs is a city of nearly 20,000 residents located on both sides of the Arkansas River to the west of Tulsa. The historical downtown of Sand Springs is located north of the Arkansas, north of SH-412. Small commercial development is located here within the downtown streets, and small lot single-family residential development exists throughout the rest of the historic street grid. A large industrial area exists south of the expressway on the north bank of the Arkansas which is the major employment center for the city. The 2004 Keystone Corridor Plan is guiding redevelopment in this area also with a new, large hotel under development at Morrow Road and Main Street. Aside from this area, the majority of development is occurring south of the Arkansas.

The SH-97 bridge connects the northern and southern portions of Sand Springs across the Arkansas River. Southern Sand Springs has predominantly residential development with commercial strips along 113th West Avenue, SH-97 and a portion of 41st Street.

Sand Springs is connected to the western edge of Tulsa by the 5.5-mile KATY Trail which runs along a former rail line parallel SH-412 and over the SH-97 bridge to southern Sand Springs. The River City Trail connects the River City Sports Complex to the KATY Trail at the SH-97 bridge. Additional trails are in the planning process along Park Road (between Charles Page High School and Sand Springs Lake), across a new low water dam east of the SH-97 bridge.



New residential development in the city features sidewalks on both sides of the street, often with a planted buffer strip between it and the street edge. Some additional sidewalk retrofits have been implemented in the last five years in older residential neighborhoods, especially north of the Arkansas. Sidewalk coverage is lacking on some major arterial streets such as Charles Page Boulevard where a bus line exists that connects the eastern edge of the city to important destinations closer to the downtown area such as Tulsa Tech. There are also no pedestrian crossings along this segment which would provide access from bus stops to destinations on the south side of the street.

Walkshop Summary

The Sand Springs walkshop was conducted on April 11, 2014. The Planning Team, INCOG Staff, City Staff and community members gathered

to discuss bicycle and pedestrian facilities. The following items were identified as future needs and improvement priorities at the walkshop:

Identified Issue:

Provide a connection to the bus stop and Early Childhood Center at Charles Page and 81st West Avenue.

Response:

A new side path is proposed on the west side of 81st West Avenue from Charles Page Boulevard to 7th Street. The new path would connect to the existing Sand Spring Lake Trail at Park Road.

Identified Issue:

Connect the River City Sports Complex on Wekiwa Road to additional city neighborhoods.

Response:

A new bike lane is proposed along Main Street from the KATY Trail through downtown along East Broadway Street to overcome the barrier of SH-412.

Identified Issue:

Provide intersection improvements at 41st Street and 113th West Avenue just one block west of SH-97.

Response:

Intersection improvements in this area are included in the plan as a focus area with recommendations in the following pages.

Policy Review and Recommendations

Sand Springs' subdivision regulations provide comprehensive requirements for the construction of sidewalks. Sidewalks are required on both sides of all primary and secondary arterial streets, commercial and industrial collectors, and on both sides of minor and collector streets serving a residential subdivision except where the typical pavement section provides for a shoulder and borrow ditch (no curb), or where residential estates (RE) zoning has been allowed. Sidewalks are also to be built to ADA standards.

Block length maximums are also codified in Sand Springs' subdivision regulations. The regulations require that all blocks for residential use not exceed 1,500 feet in length. For those instances where the length of the block exceeds 1,000 feet, the code specifies that the planning commission may require easements for pedestrian ways

through the block which shall have a minimum width of ten feet and a paved sidewalk constructed in accordance with the engineering design criteria and these regulations.

Subdivision regulations also specify that the Planning Commission may require perpetual unobstructed easements of up to 10 feet to provide adequate pedestrian circulation and access to schools parks and playgrounds.

Recommendations

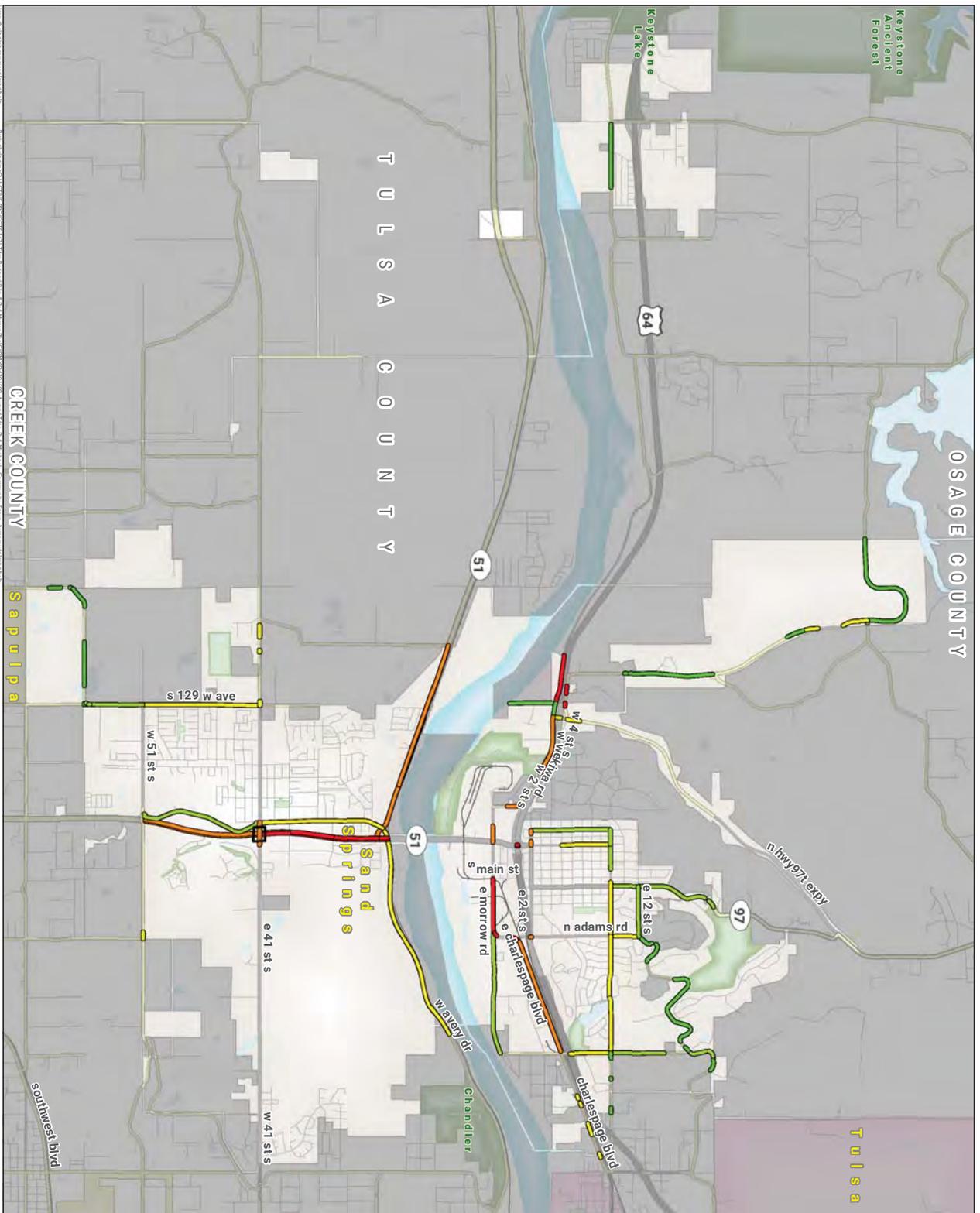
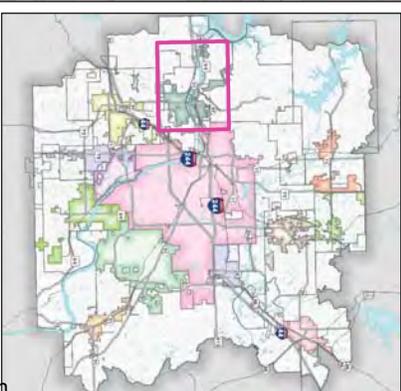
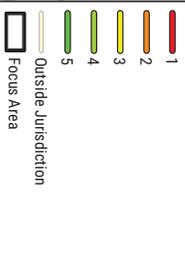
- Consider amending subdivision regulations to add trails to the list of destinations that may necessitate easements for pedestrian access.
- Consider adopting design guidelines for pedestrian and bicycle facilities outlined in the GO Plan.

Pedestrian Improvements

8/26/2015

Sand Springs

Tulsa Regional Bicycle & Pedestrian Master Plan

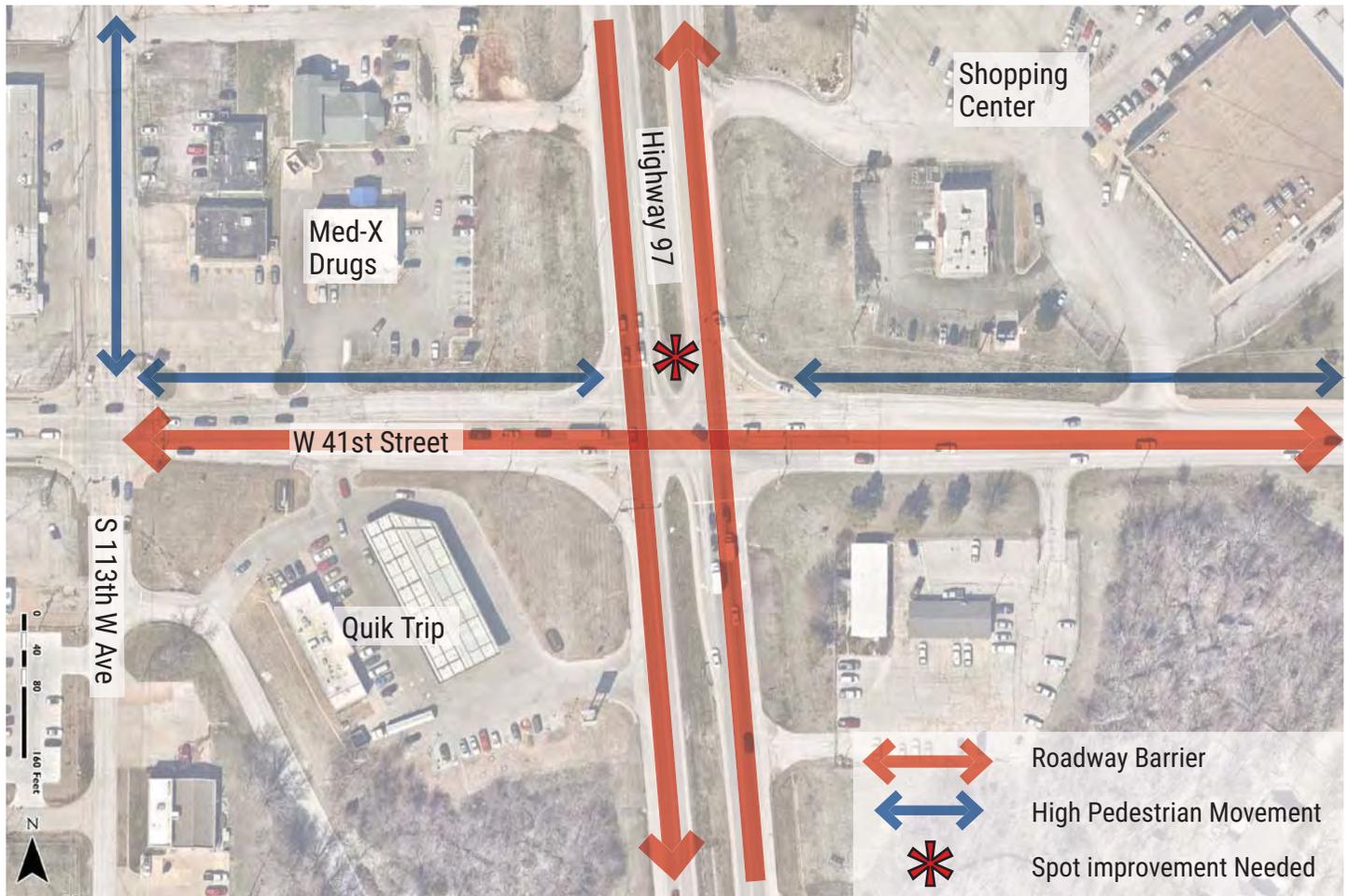


GO TULSA
A.T.M. FOR PEOPLE POWERED MOVEMENT

Tackle Design Group
Crafton Hill

0 0.8 Miles
Date: 8/26/15

WEST 41ST STREET AND HIGHWAY 97



Why is this a focus area?

- Commercial destinations located on three of four corners are not connected by pedestrian infrastructure
- Highway 97 is a wide divided highway that is very hostile to pedestrians and bicyclists and lacks crosswalks at any of the approaches
- Lack of sidewalks along West 41st Street or South 113th West Avenue
- South 113th West Avenue is a parallel street to Highway 97 and is a commercial corridor for Sand Springs which the city has plans for improving, including a high-quality bicycle facility connecting to 41st Street
- An existing sidepath is built on 41st Street to the east of Highway 97, but ends before the intersection



Crossing Highway 97 on W 41st Street

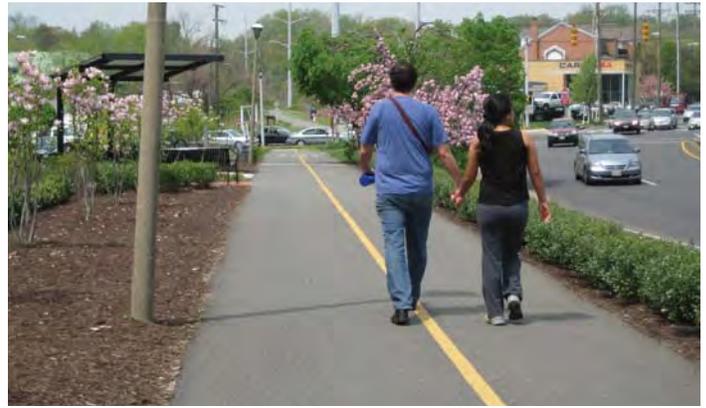


No sidewalks along W 41st Street (looking west)

WEST 41ST STREET AND HIGHWAY 97

Proposed solutions

- When the streetscape project is implemented along South 113th West Avenue, a new separated bike lane or sidepath should be built along the east side of the street to connect to a new sidepath along the north side of West 41st Street
- Install pedestrian push button sensors, high visibility crosswalks at all approaches, and median refuge areas at the intersection of Highway 97 and West 41st street
- Remove dedicated right turn lanes at all approaches of the intersection of Highway 97 and West 41st Street to shorten the crossing distance of the intersection for pedestrians



Sidepath

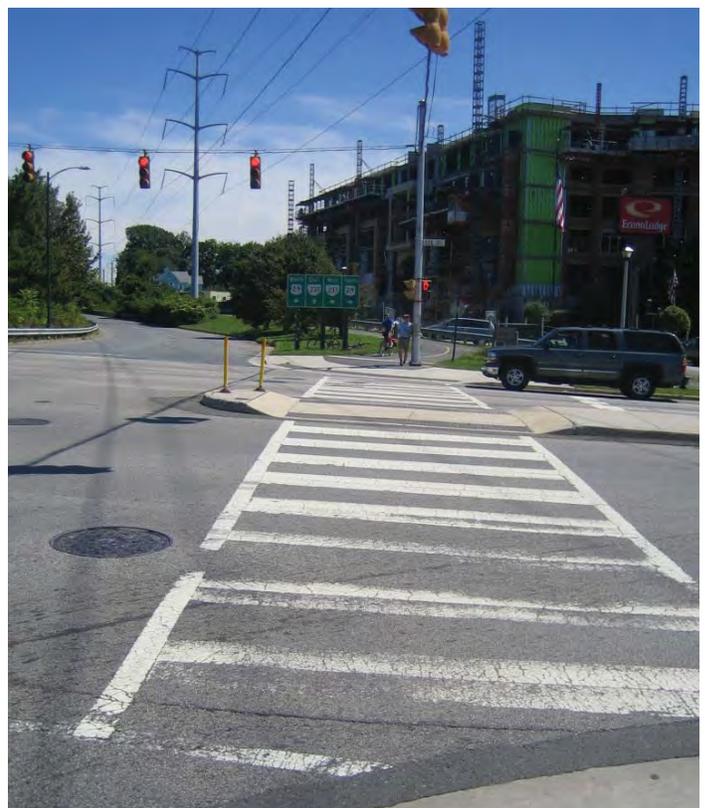


Sidewalk driveway crossings

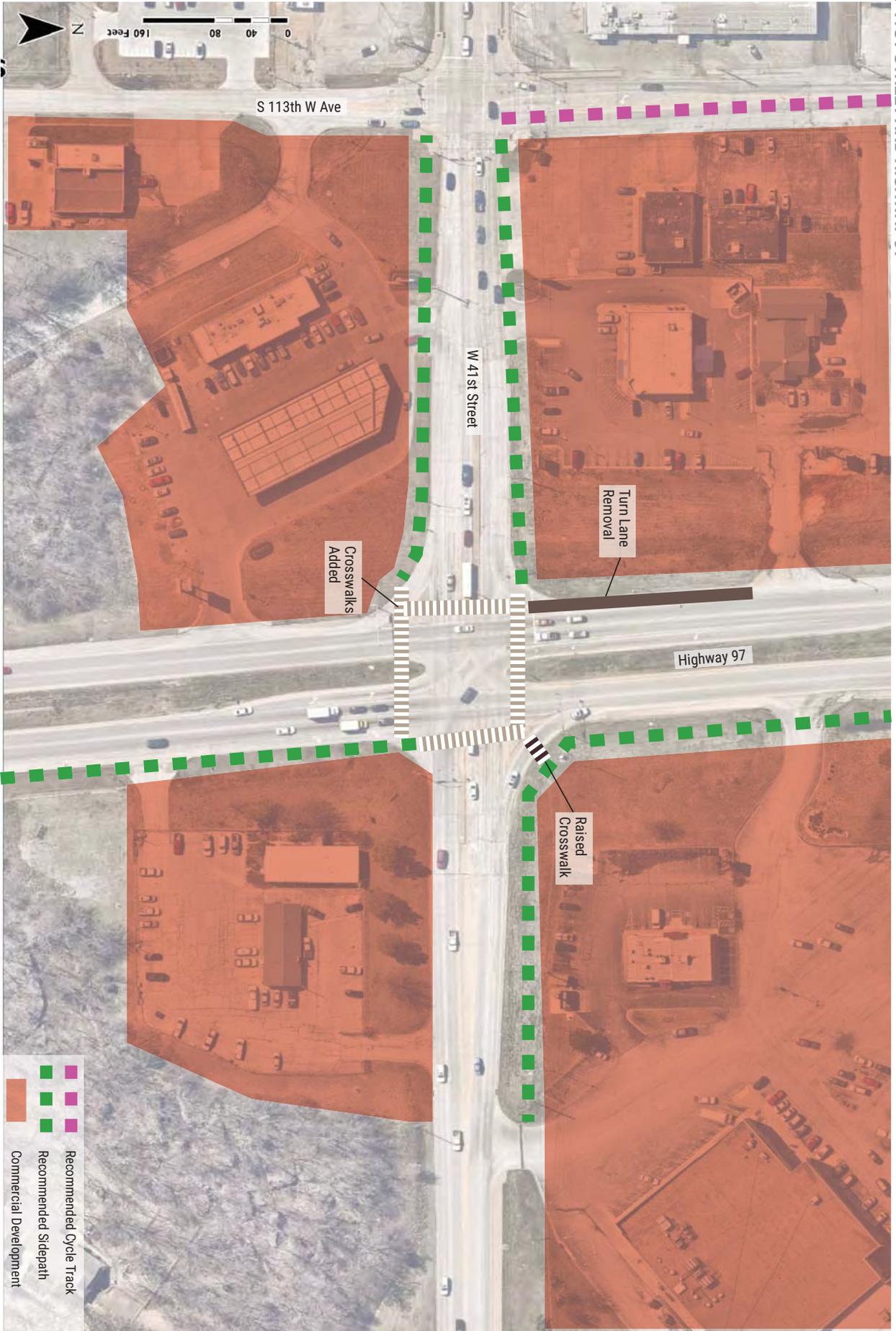
For design specifics on these recommended facilities, see Appendix A: Design Guidelines.



Pedestrian push button



Intersection crossing with refuge median



- - - Recommended Cycle Track
- - - Recommended Sidewalk
- Commercial Development



Bicycle Network Recommendations

The bicycle facility recommendations for Sand Springs were developed through the process described in Chapter 2, including a number of conversations and reviews with City staff in the Planning department. Recommendations incorporate bicycle facilities already in the planning process at the City level during the development of the GO Plan. These recommendations connect neighborhoods, commercial centers, schools and other major destinations with a range of facility types appropriate to the given street type. For instance, shared lane markings are recommended on a number of low-volume local streets in the southern part of Sand Springs that will connect neighborhoods to one another and to the local schools and additional bike facilities along 113th West Avenue and SH-97.

The set of recommendations for Sand Springs was prioritized according to the process described in Chapter 4 incorporating measurable variables that define the safety and connectivity of projects, among others. The results of this process are included in Appendix C. The prioritization process is only a tool in determining how a city should go about implementing projects. Other factors such as grant opportunities or development may enable a city to develop the network in an order not consistent with the priorities. The list in the appendix should be used as a guide and not as an implementation schedule. While this prioritization listed represents a quantitative assessment of the projects, the City should also consult this Plan whenever street reconstruction or resurfacing projects occur to capitalize on programmed project investments.

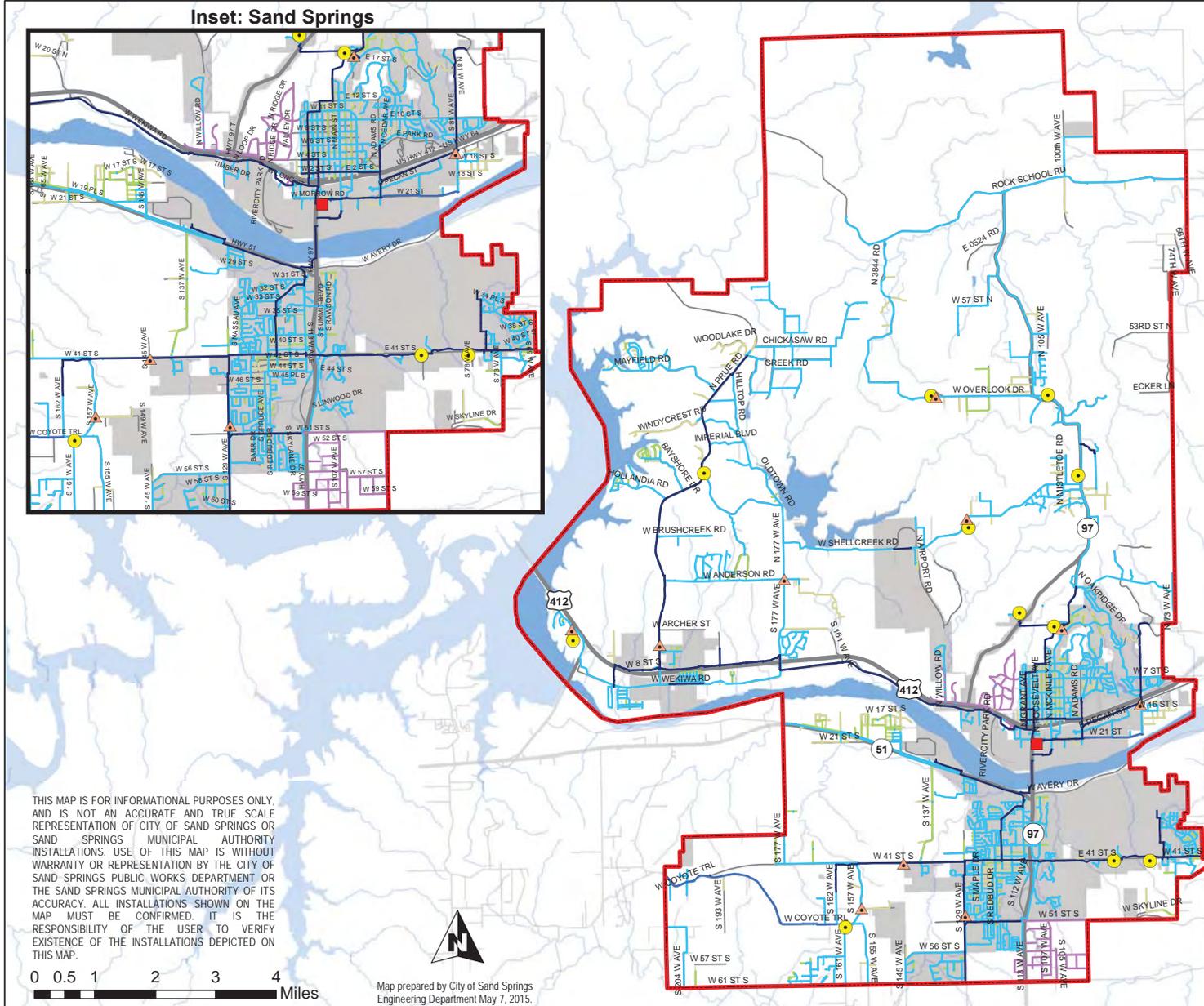
SAND SPRINGS	TOTAL MILEAGE	COST PER MILE	TOTAL COST
Signed Route	16.01	\$ 800 to 18,500	\$68,000
Shared Lane Markings	5.43	\$33,400	\$181,000
Bike Lane	1.30	\$71,600	\$93,000
Buffered Bike Lane	0.45	\$71,000	\$32,000
Cycle Track	1.07	\$120,700	\$129,000
Sidepath	1.74	\$719,000	\$1,250,000
Trail	2.44	\$888,100	\$2,166,000
Total	28.43		\$3,919,000

Appendix E

- City Water Distribution and Treatment Facilities - Existing
- City Stormwater Drainage System - Existing
- City Wastewater Treatment System and Facilities - Existing

City Water Distribution System and Treatment Facilities

Sand Springs 2030 Comprehensive Plan

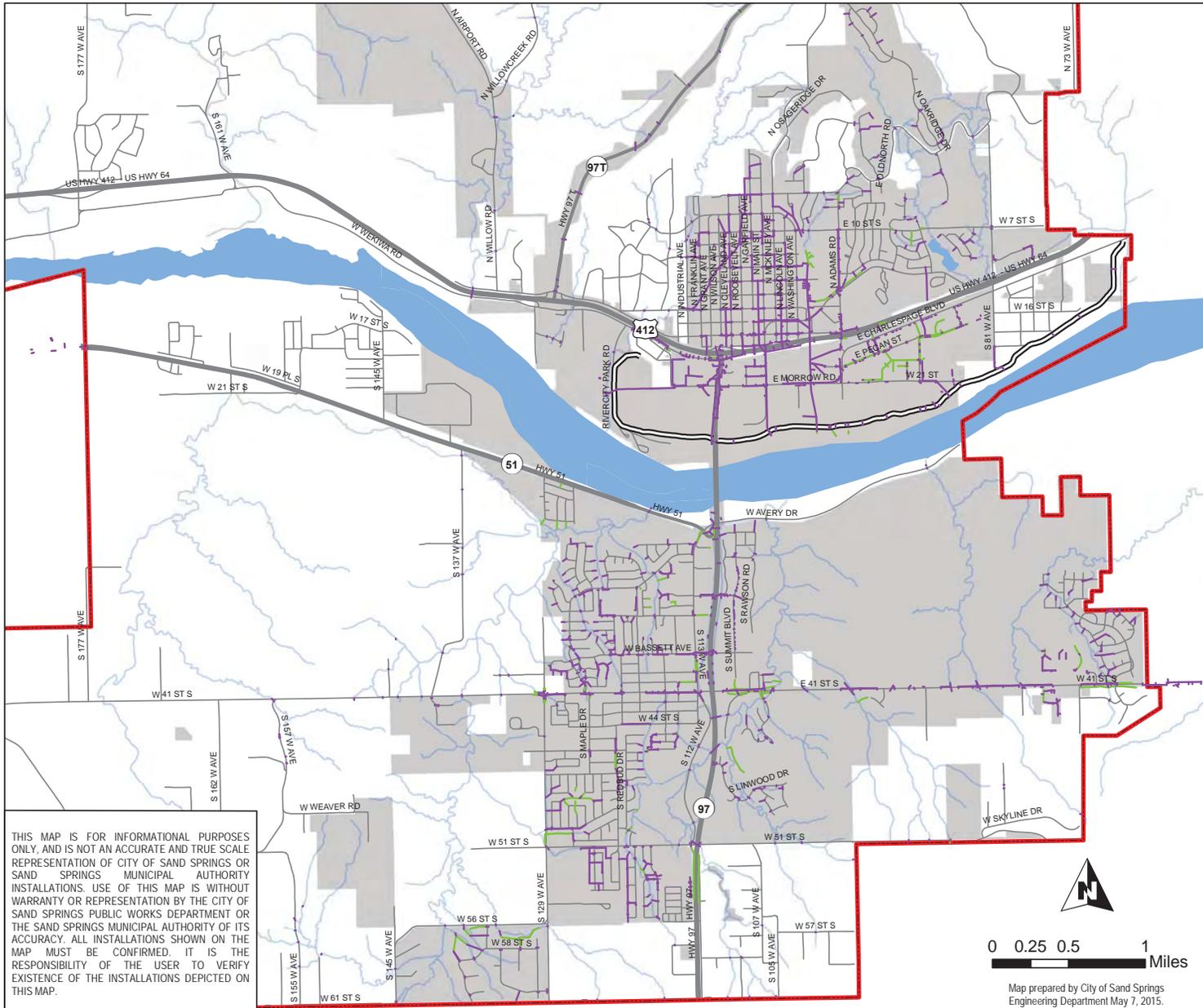


Legend

- Planning Area
Acres: 69,212.03
Square Miles: 108.14
- Sand Springs Corporate Limits
Acres: 12,582.44
Square Miles: 19.66
- Water Facilities**
 - ▲ Pump Station
 - Water Tower/Tank
 - Treatment Plant
- Water Line Diameter**
 - 1-2
 - 3-4
 - 6-8
 - 10
 - 12-18
 - Rural Water District
- Roads & Waterways**
 - HWY
 - Streets
 - Water Bodies

City Stormwater Drainage System

Sand Springs 2030 Comprehensive Plan



Legend

-  Planning Area
Acres: 69,212.03
Square Miles: 108.14
-  Sand Springs Corporate Limits
Acres: 12,582.44
Square Miles: 19.66
-  Stormwater Pipe
-  Open Channel
-  Streams_Drainage
-  Levee
-  HWY
-  Streets
-  Water Bodies

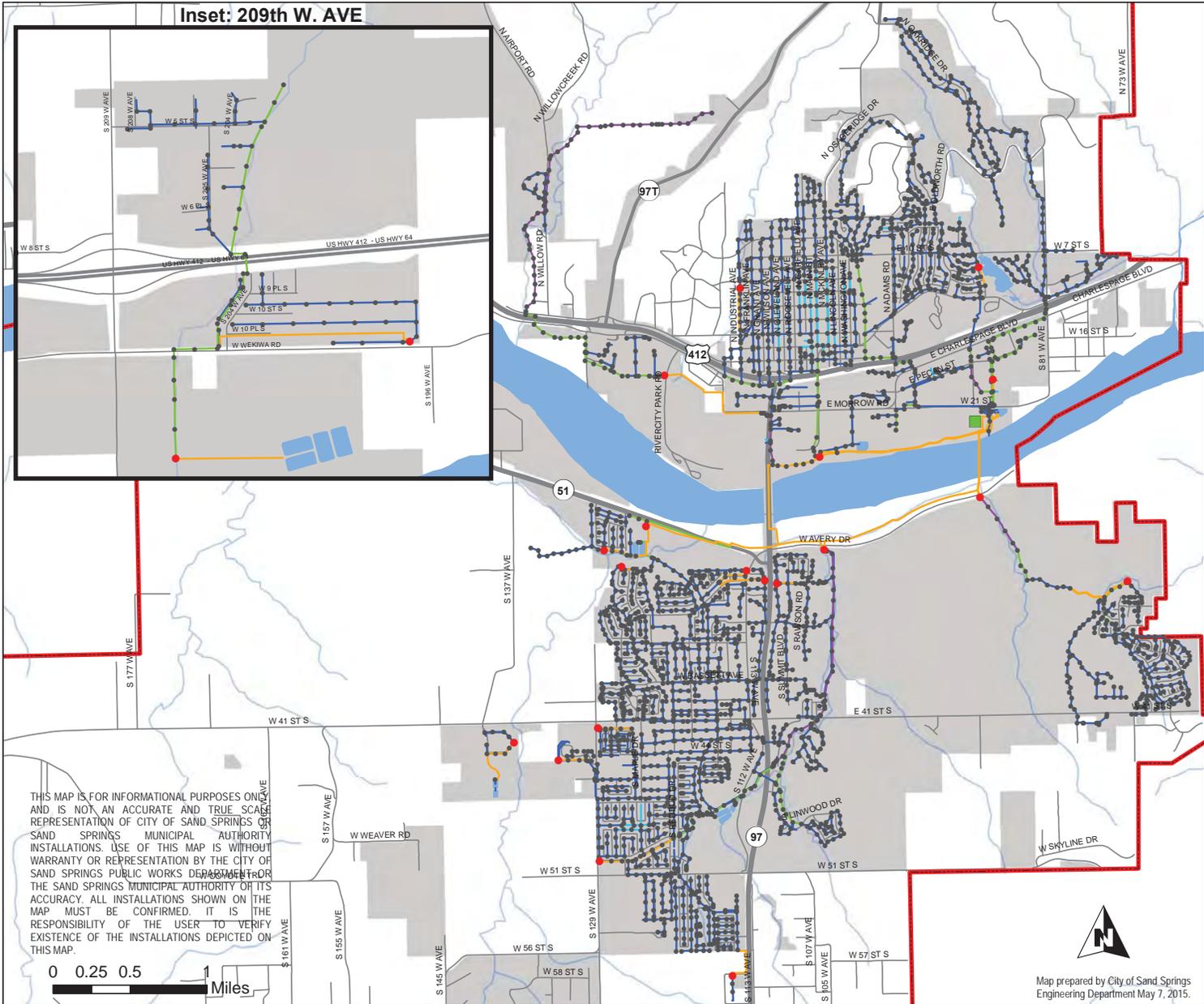
THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT AN ACCURATE AND TRUE SCALE REPRESENTATION OF CITY OF SAND SPRINGS OR SAND SPRINGS MUNICIPAL AUTHORITY INSTALLATIONS. USE OF THIS MAP IS WITHOUT WARRANTY OR REPRESENTATION BY THE CITY OF SAND SPRINGS PUBLIC WORKS DEPARTMENT OR THE SAND SPRINGS MUNICIPAL AUTHORITY OF ITS ACCURACY. ALL INSTALLATIONS SHOWN ON THE MAP MUST BE CONFIRMED. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY EXISTENCE OF THE INSTALLATIONS DEPICTED ON THIS MAP.

0 0.25 0.5 1
Miles

Map prepared by City of Sand Springs
Engineering Department May 7, 2015.

City Wastewater Treatment System and Facilities

Sand Springs 2030 Comprehensive Plan



Legend

- Planning Area
Acres: 69,212.03
Square Miles: 108.14
- Sand Springs Corporate Limits
Acres: 12,582.44
Square Miles: 19.66
- Treatment Plant**
- WWTP
- Sewer Appurtenances**
- Lift Station
- Man Hole
- Sewer Lines - Diameter**
- Up to 6
- 8-10
- 12-18
- 20-30
- Forcemain
- Roads & Waterways**
- HWY
- Streets
- Water Bodies

THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT AN ACCURATE AND TRUE SCALE REPRESENTATION OF CITY OF SAND SPRINGS OR SAND SPRINGS MUNICIPAL AUTHORITY INSTALLATIONS. USE OF THIS MAP IS WITHOUT WARRANTY OR REPRESENTATION BY THE CITY OF SAND SPRINGS PUBLIC WORKS DEPARTMENT OR THE SAND SPRINGS MUNICIPAL AUTHORITY OR ITS ACCURACY. ALL INSTALLATIONS SHOWN ON THE MAP MUST BE CONFIRMED. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE EXISTENCE OF THE INSTALLATIONS DEPICTED ON THIS MAP.



Map prepared by City of Sand Springs
 Engineering Department May 7, 2015.

Appendix F

- Case Community Park Master Plan



Case Community Park

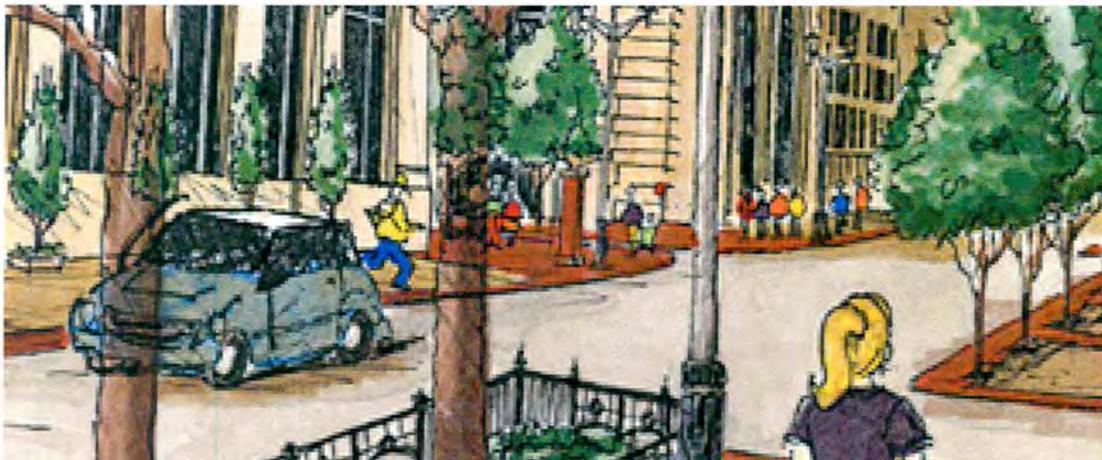
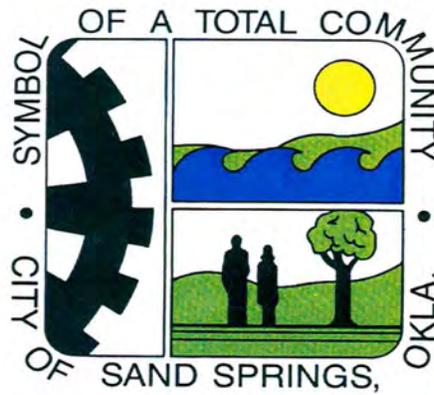
MASTER PLAN



Appendix G

- Sand Springs Keystone Corridor Redevelopment Plan: 2025

**SAND SPRINGS KEYSTONE CORRIDOR
REDEVELOPMENT PLAN: 2025**



CONTACT THE SAND SPRINGS PLANNING DEPARTMENT

FOR MORE INFO OR TO VIEW THE ENTIRE PLAN



PREPARED FOR THE SAND SPRINGS DEVELOPMENT AUTHORITY

by

INCOG

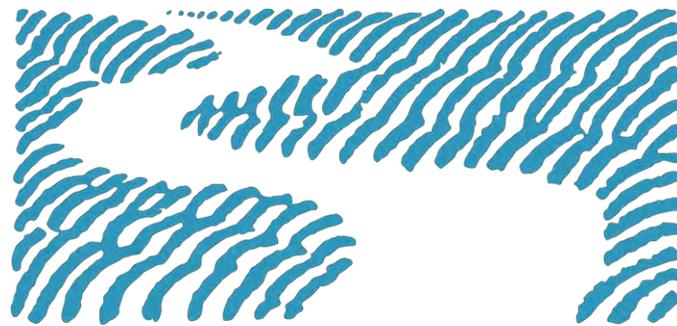
PLANNING & DEVELOPMENT

Appendix H

- Keystone Ancient Forest Master Plan



PREPARED BY



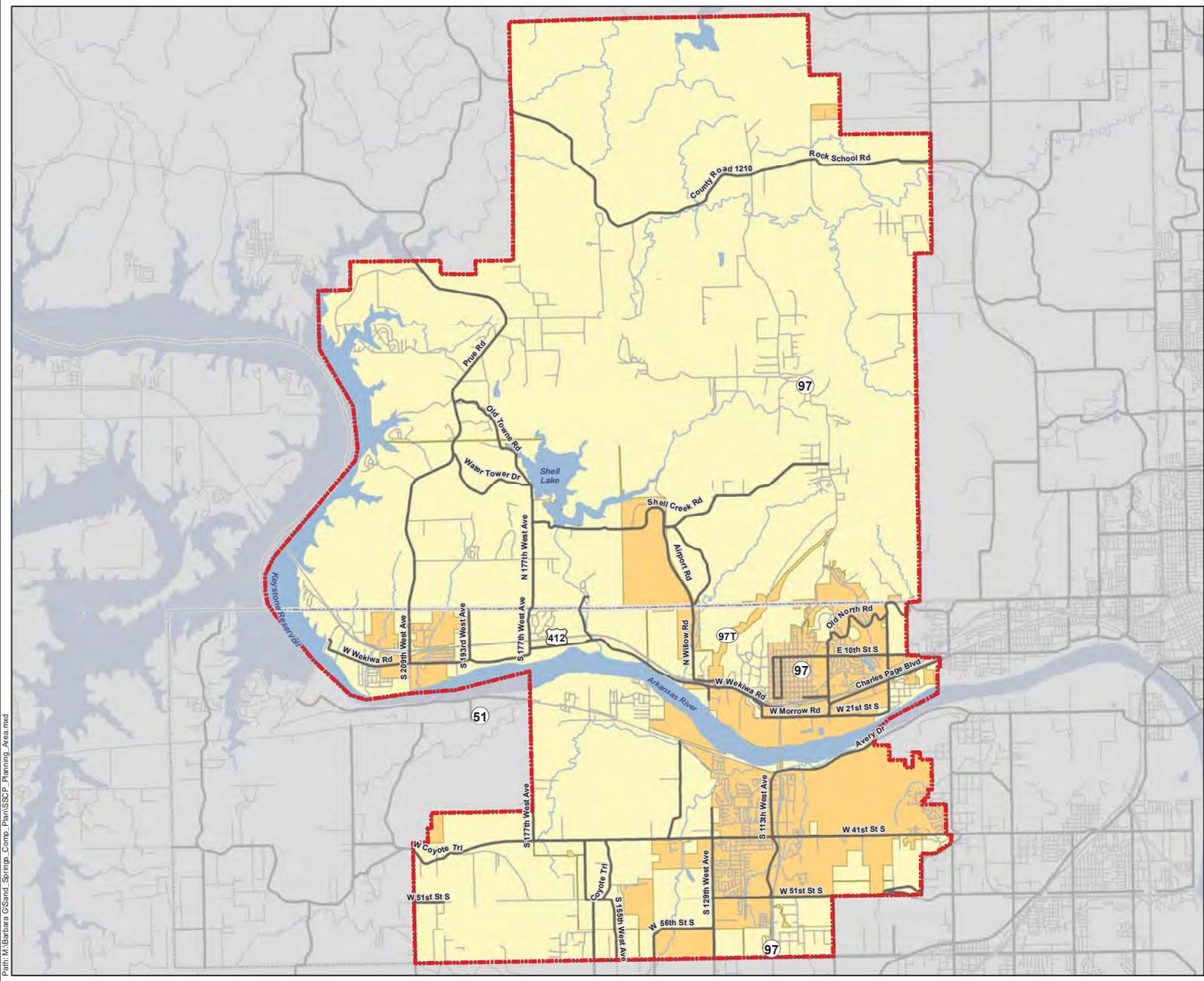
**L A N D P L A N
C O N S U L T A N T S
I N C O R P O R A T E D**

CONTACT THE SAND SPRINGS PARKS DEPARTMENT

FOR MORE INFO OR TO VIEW THE ENTIRE PLAN

Appendix I

- Sand Springs Planning Area Map
- Sand Springs Public Facilities Map



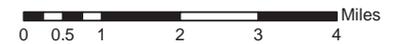
Sand Springs Planning Area

Legend

-  Sand Springs Planning Area
 Total Square Mileage = 128.84
 Osage County part = 82.24
 Tulsa County part = 46.60
-  Sand Springs Corporate Limits
 Total Square Mileage = 20.8
 Osage County part = 3.78
 Tulsa County part = 17.02
-  Unincorporated Area
 Total Square Mileage = 108.04
 Osage County part = 78.47
 Tulsa County part = 29.57

Other Features

-  Non-Classified Major Roads
-  Non-Classified Streets
-  Streams
-  County Boundaries
-  Water Bodies



Source: INCOG

This map is provided as a public resource for general information only. Although every effort has been made to produce the most current, correct and clearly expressed data possible, all geographic information has limitations due to scale, resolution, date and interpretation of the original source materials. The information on this map is collected from various sources that can change over time without notice. Therefore, the information provided is not intended to replace any official source. You should not act or refrain from acting based upon information on this map without independently verifying the information and, if necessary, obtaining professional advice. The burden of determining the accuracy, completeness, timeliness of information rests solely on the user. Copyright © 2016 INCOG

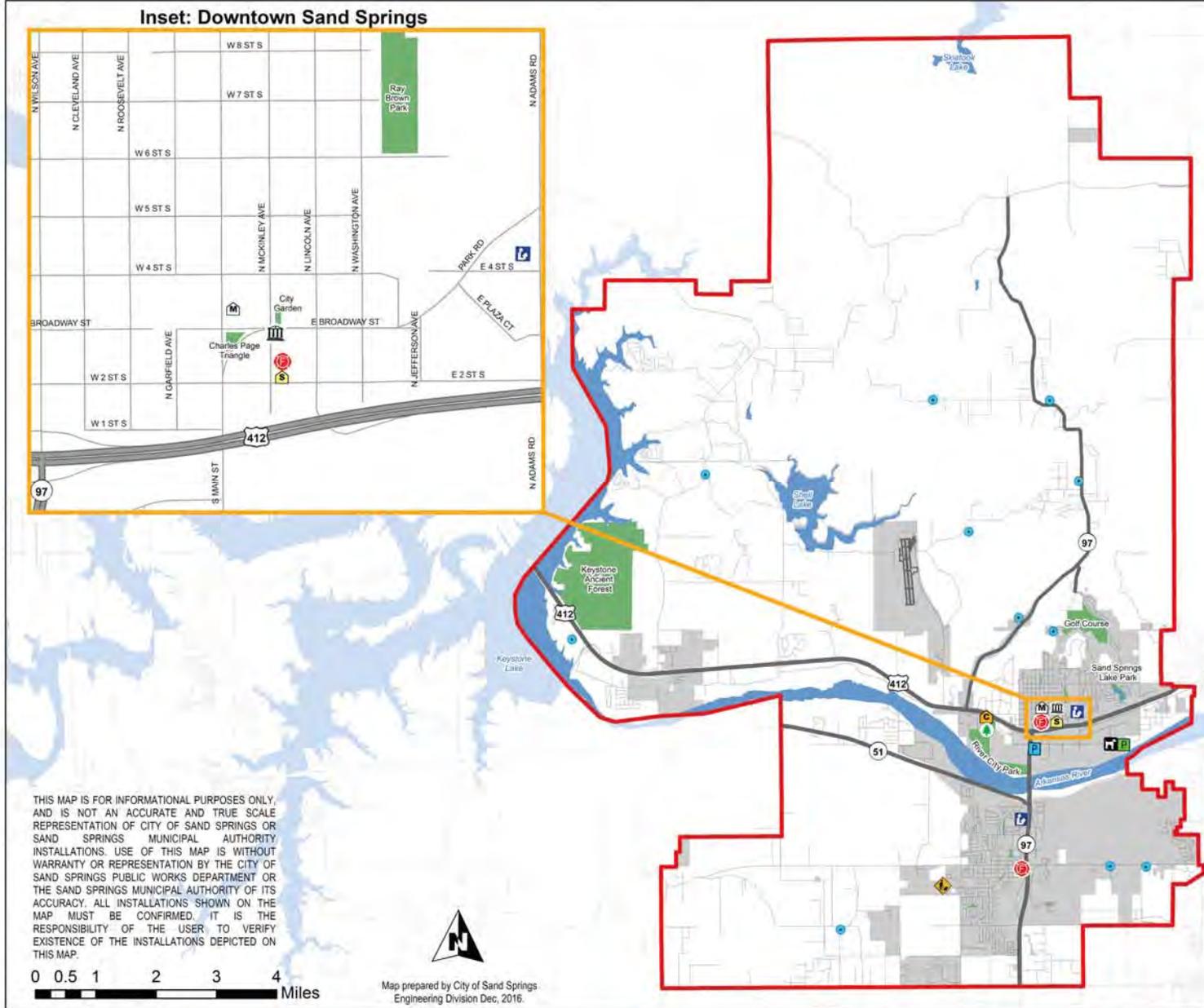


Date: 12/14/2016

Path: \\Barbara.GSand_Springs_Comp_Plan\SSCP_Planning_Area.mxd

Public Facilities

Sand Springs 2030 Comprehensive Plan



Legend

-  Planning Area
Acres: 69,212.03
Square Miles: 108.14
-  Sand Springs Corporate Limits
Acres: 12,582.44
Square Miles: 19.66

Water & Wastewater Facilities

-  Wastewater Treatment Plant
-  Water Treatment Plant
-  Water Tower/Tank

Facility

-  Animal Control
-  City Hall
-  Community Center
-  Fire Station
-  Library
-  Museum
-  Parks Dept
-  Public Works
-  Senior Center
-  Park

Appendix >

- Sand Springs – Pogue Airport Master Plan



Sand Springs-Pogue Airport
Master Plan

» Barnard Dunkelberg & Company

Appendix ?

- Sand Springs Policing Plan

Sand Springs Police Department



Policing Plan 2017