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Item

Consider initiation of proposed revisions and executive summary of West Highlands/Tulsa Hills Small Area Plan, an amendment to the Comprehensive Plan (planitulsa).

Background

The West Highlands/Tulsa Hills Small Area Plan was adopted in 2014 after a two-year community engagement process. The plan area included an area in the southwest corner of Tulsa (approximately 33rd Ave. W. to Elwood Ave and 91st St. S to 61st St. S).

This plan aimed for development predictability and attempts to balance future demand for land development with respect for existing aesthetics, open space preservation, transportation improvements and other key concerns of local stakeholders (residents, business owners, and others). The goal is that West Highlands/Tulsa Hills remains as attractive an area in which to live, locate and invest 20 years from now as it is today.

Recommendations 16.2 and 16.3 state 'Revisit this plan every five (5) years to review progress in implementing these recommendations to achieve the plan's vision' and 'Revise the plan if necessary if benchmarks and indicators show insufficient progress towards vision.'

Additionally, throughout the past five years, there has been continued discussion on the intent of the plan and attempts to clarify a variety of sections that appear contradictory. This plan also does not have an adopted executive summary with recommendations and is therefore inconsistent with the format of other adopted small area plans.

Staff Recommendation

Initiate plan revisions and executive summary of West Highlands/Tulsa Hills Small Area Plan, an amendment to the Comprehensive Plan (planitulsa).

