

Joint Land Use Study (JLUS) for Tinker Air Force Base and Surrounding Communities

Summary of Activities and Accomplishments

2005	Tinker Air Force Base nominated for a Joint Land Use Study by the Office of the U.S. Secretary of Defense
August 2006	ACOG Board of Directors authorized ACOG staff to: <ul style="list-style-type: none"> • serve as the sponsoring agency for the JLUS study and apply for designated funding • proceed with the establishment of a JLUS Policy Committee and Technical Work Group among the affected jurisdictions • establish an appropriate scope of work and request for proposals (RFP) in consultation with the Office of Economic Adjustment • secure a joint resolution of support from the affected jurisdictions for the Joint Land Use Study
January 22, 2007	Tinker AFB Public Meeting to release the <i>2006 Tinker Air Force Base Air Installation Compatible Use Zone (AICUZ) Study</i>
January – February 2007	Governing bodies of Oklahoma City, Midwest City, Del City, Spencer, Choctaw, Nicoma Park, Oklahoma County and Cleveland County: <ul style="list-style-type: none"> • approved a Joint Resolution of Support for the Tinker AFB JLUS • appointed members and alternates to serve on the JLUS Policy Committee and JLUS Technical Work Group
May 4, 2007	Joint meeting of the JLUS Policy Committee and Technical Work Group. The Policy Committee approved: <ul style="list-style-type: none"> • JLUS preliminary grant application to OEA • Request for Proposals (RFP) for a JLUS consultant • Consultant Evaluation Criteria • Consultant Evaluation Subcommittee (comprised of JLUS Technical Work Group members from OKC, MWC, DC, Spencer and Okla. County, and ACOG and Tinker AFB as non-voting)
May 14, 2007	ACOG issued RFP for Joint Land Use Study (June 11 response deadline)
June 13, 2007	Consultant Evaluation Subcommittee met to review and score consultant proposals and select firms for interview
June 19, 2007	Consultant Evaluation Subcommittee interviewed three consultant teams and approved consultant recommendation to JLUS Policy Committee
June 22, 2007	JLUS Policy Committee approved selection of DFW Advisors team as study consultant
June 28, 2007	ACOG Board authorized ACOG Executive Director to execute contract with DFW Advisors for preparation of JLUS

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July 20, 2007	Tinker AFB Joint Land Use Study grant application approved by Office of Economic Adjustment
July – September 2007	Data gathering and analysis – Data and maps gathered from JLUS communities and Tinker AFB concerning comprehensive plans, land use, zoning, building codes, airport zones, transportation studies, etc.
Sept. 21, 2007	Joint meeting of the JLUS Policy Committee and Technical Work Group to review study purpose, goals and desired outcomes. Policy Committee approved JLUS Public Involvement Plan and Timeline.
Sept. 27, 2007	Introduction of JLUS through: <ul style="list-style-type: none"> • Media briefing • Member briefing – JLUS Partner Elected Officials, Managers and Chambers of Commerce
Oct. 18, 2007	Public Meeting – 7:00 p.m. at The Reed Center, Midwest City Provided general information to the public about the JLUS process, schedule and intended outcomes
Jan. 11, 2008	Tinker AFB provided briefings and windshield tour of Base to JLUS Policy and Technical Work Group members
Feb. 1, 2008	Technical Work Group Meeting – Consultants presented JLUS Draft Report/recommendations to and received input from Tech Committee
Feb. 15, 2008	JLUS Policy Committee Meeting – Consultants presented JLUS Draft Report/recommendations to Policy Committee and received copies of edits provided by Tech Committee
Feb. 28, 2008	Public Meeting – 7:00 p.m. at Midwest City Public Library Provided preliminary findings and recommendations of JLUS study and received comments from the public
February – April 2008	Consultants made presentations to numerous study partners and stakeholders about the purpose of the JLUS and the preliminary findings and recommendations: <ul style="list-style-type: none"> • Feb. 19 – Oklahoma City Council, Cleveland County Board of Commissioners, Mid-Del School District Superintendent • Feb. 21 – Spencer City Council • Feb. 26 – Choctaw City Council and Midwest City Council • Feb. 27 – Oklahoma County Board of Commissioners • Feb. 28 – Midwest City Chamber of Commerce – East is In Luncheon • Mar. 3 – Del City Council (including Chamber representatives) • Mar. 6 – Mid-Del Board of Realtors and OKC Chamber of Commerce – Greater OKC Partnership Group • Mar. 19 – Central Oklahoma Homebuilders Association • Apr. 1 – Nicoma Park City Council

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April 25, 2008	Technical Work Group Meeting – Consultants presented Revised JLUS Draft Report/recommendations to and received input from Tech Committee
May 9, 2008	JLUS Policy Committee Meeting – Consultants presented Revised JLUS Draft Report/recommendations to Policy Committee
June 3, 2008	JLUS Policy Committee Meeting: <ul style="list-style-type: none"> • Approved consultants' recommendations from the Revised JLUS Draft Report, with minor modifications (as presented on pgs. VII-38 – VII-41 of JLUS Final Report) • Discussed and tabled action on residential, commercial and industrial density standards for new development within APZ I and APZ II
June 12, 2008	Public Meeting – 7:00 p.m. at Del City Community Center Presented JLUS recommendations and study conclusions to the public and discussed next steps to finalize study and implement recommendations
June 25, 2008	JLUS Policy Committee Meeting: <ul style="list-style-type: none"> • Approved low density standard for new residential development within APZ II – limited to four (4) dwelling units per gross acre and maximum lot coverage of 30% for home and garage. (New residential development is not permitted in APZ I.) • Voted to include recommended commercial and industrial density standards for new development within APZ I and APZ II in Final Report – <ul style="list-style-type: none"> ○ APZ I – Commercial density restricted to 25 people per gross acre and limited to 11.7% lot coverage and one story in height. Industrial density to be restricted to 25 people per gross acre and limited to 39% lot coverage and one story in height. ○ APZ II – Retail, other commercial and industrial density to be restricted to 50 people per gross acre. Maximum retail lot coverage – 15.6%, maximum commercial lot coverage – 23.4%, maximum industrial lot coverage – 78%. Maximum lot coverage for combination of retail and other commercial uses on one lot – 15.6%. Two story structures permitted, provided building square footage does not exceed the square footage allowed for a one story building with maximum lot coverage. <p>Pgs. VII-14 – VII-15 of Final Report provide explanation of how maximum lot coverage is calculated in order to arrive at the human density maximums</p>
July 18, 2008	JLUS Policy Committee Meeting – Committee received Joint Land Use Study Final Report
Aug. 8, 2008	ACOG Board advised of the completion of the JLUS and the major recommendations for inclusion in the Final Report