



INOLA
OKLAHOMA

Hay Capital of the World

Vision 2025 Comprehensive Plan

Vision 2025 Comprehensive Plan

TOWN OF INOLA OKLAHOMA

TOWN OF INOLA BOARD OF TRUSTEES

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- Seat #5 Trent Bynum

ACCEPTED by the Town of Inola Board of Trustees on this 30 day of December 2019

ATTEST:


Town of Inola Clerk


Mayor

Vision 2025
Town of Inola
Comprehensive Plan
Planning Commission

Michael Martin: Chairman

James Schaffer: Vice Chairman

Bobby Kasten: Member

Terry Scholz: Member

Brent Anderson: Member

Jim Loller: Town Planner

Approved December 19, 2019

1. INTRODUCTION
2. COMMUNITY PROFILE AND ANALYSES
3. PUBLIC SURVEY
4. TRANSPORTATION
5. CONCLUSION
6. GROWTH POLICES AND STANDARDS
 - a. Community Goals
 - b. Social Issues
 - c. Economic Issues
 - d. Residential Development Issues
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 - a. General Principles
 - b. Specific Application
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TOWN OF INOLA BOARD OF TRUSTEES

Larry Grigg	Mayor
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TOWN OF INOLA PLANNING COMMISSION

Michael Martin
Brent Anderson
James Shaffer
Bobby Kasten
Terry Scholz

How to Use This Plan:

The plan is made up of five chapters that describe the planning process, present existing conditions, define the community vision, and present recommendations and actions for the Town of Inola. The chapters are as follows:

1. Introduction:

- Provides an overview of this document.

2. Community Profile and Analysis:

- Review of the current town and analysis of that data. This chapter then provides recommendations on future development and directions on future policy,

3. Growth and Standards:

- Statements and polices of community needs an desires. These statements are crated in terms of goals, objectives, and polices.

4. Future Development Guide:

- A description of the recommended future land use classification.

5. Transportation and Mobility:

- Policy and Map of Future Transportation Development within the community.

6. Implantation:

- a. Guide on how to implement this document.

Community Context:

In 1889, the Kansas and Arkansas Valley Railway (later acquired by the Missouri Pacific Railway) built a line from Wagoner, Oklahoma through the Foyil area on to the Kansas state line. The area was then just inside the northeastern corner of the Creek Nation in Indian Territory. A post office was established in March 1890 with the name Inola. It was closed in September 1890, but reopened in April 1891. By 1901, the population was estimated at 100 people. The Dawes Commission had the town platted in 1902, before the Creek allotment.

Strip mines began producing coal nearby before statehood in 1907, causing a small boom in population. Inola's population was 405 in 1920. As the coal industry began to decline, so did the town's population. The 1930 census reported only 399 residents. The decline continued through the post-World War II era, reaching 294 in 1950. A turnaround began in the 1950s as residents began commuting to Tulsa. Inola's population grew to 584 in 1960 and 984 in 1970. Growth continued with the 1980 census showed 1,550 residents, increasing to 1,589 in 2000 and 1,788 in 2010.

What is a Comprehensive Plan?

A Comprehensive Plan is a policy document that serves as a community's vision to guide future growth and development. Communities participate in a comprehensive plan process to be proactive about growth and take advantage of opportunities to further enhance community quality of life today and into the future. The plan is comprehensive because it includes many aspects such as land use, transportation, infrastructure, parks, housing, and economic development. The resulting plan will serve as a road map for future regulatory decisions and programming priorities that allow Town staff and officials to successfully implement the defined community vision.

Typically, a comprehensive plan is made up of the following primary components:

- **Vision:** Community-driven statement of purpose that defines the community today and what the community seeks to look like in the future.
- **Future Land Use Map:** Defines how and where a community wants to grow. In Inola, the future land use map is called the 'Future Development Guide.' The land use categories in the Future Development Guide are tied to the zoning ordinance.
- **Policies:** Statements of the community's current approach to growth and development in the Town. Planning Commission references the policies when making development recommendations to the Town Council.

- **Implementation Strategies & Actions:** Defined actions that the community should undertake to achieve the overall community vision.

Authority:

Municipalities in Oklahoma are granted the ability to develop comprehensive plans via Title 11, Section 43 of the Oklahoma Statutes. The statute requires that regulations of buildings, structures, and land be coordinated with an overall comprehensive plan. The statute further defines that the comprehensive plan should seek to “lessen congestion, provide safety, promote health and welfare, provide adequate light and air, prevent overcrowding, promote historical preservation, avoid undue concentration of population, and facilitate adequate provision of public services.”

Planning Process:

The Inola “Vision” Comprehensive Plan was a yearlong process that assessed existing conditions, engaged the community and created recommendations to guide future growth. The Town through the Rogers County Industrial Development Authority contracted with a Mid-America Planning LLC, a planning and engineering consulting firm, to lead the development of the plan.

The process to create the plan followed a four-part approach to understand, engage, create, evaluate, and recommend.

- **Understanding:** The understanding phase consisted of an in-depth inventory of existing conditions and sought initial input from key stakeholders. Research and analysis into demographic data, employment and economy, current housing stock evaluation, anticipated future demand, and evaluation of needed affordable housing.
- **Formation:** The formation phase consisted of developing the plan vision, guiding principles, and goals from the combined feedback from interviews, surveys, and public workshops. This vision was used to guide ideas on future growth and development.
- **Assessment:** The assessment phase occurred once future development alternatives were presented to the Inola community. Based on feedback, the project team created a proposed development scenario that served as the framework for subsequent plan recommendations.
- **Endorsement:** The endorsement phase resulted in the final plan policies and action items that the Town can utilize as a road map for implementation.

Planning Partners:

While the Town of Inola is the leading entity for developing and implementing this comprehensive plan update, there are additional entities that are critical partners for achieving the plan vision.

Inola is provided water by Mayes County Rural Water District 2 provides service for the town.

The Indian Nation Council of Governments (INCOG) serves as the Metropolitan Planning Organization (MPO) for the Tulsa Metropolitan Area and provides long-range transportation planning services for the region. Additionally, the Oklahoma Department of Transportation (ODOT) can provide funding and resources for transportation improvements identified in metropolitan transportation plans and local comprehensive plans and subsequent thoroughfare plan updates.

Furthermore, there is one school district within the incorporated Town limits: Inola Public Schools.

Finally, since Inola is within a metropolitan area and many issues go beyond Town limits, neighboring communities such as Tulsa, Fair Oaks, Catoosa, and Claremore are critical to engage during and after a comprehensive planning effort to effectively address issues and opportunities of both local and regional significance.

Community Profile

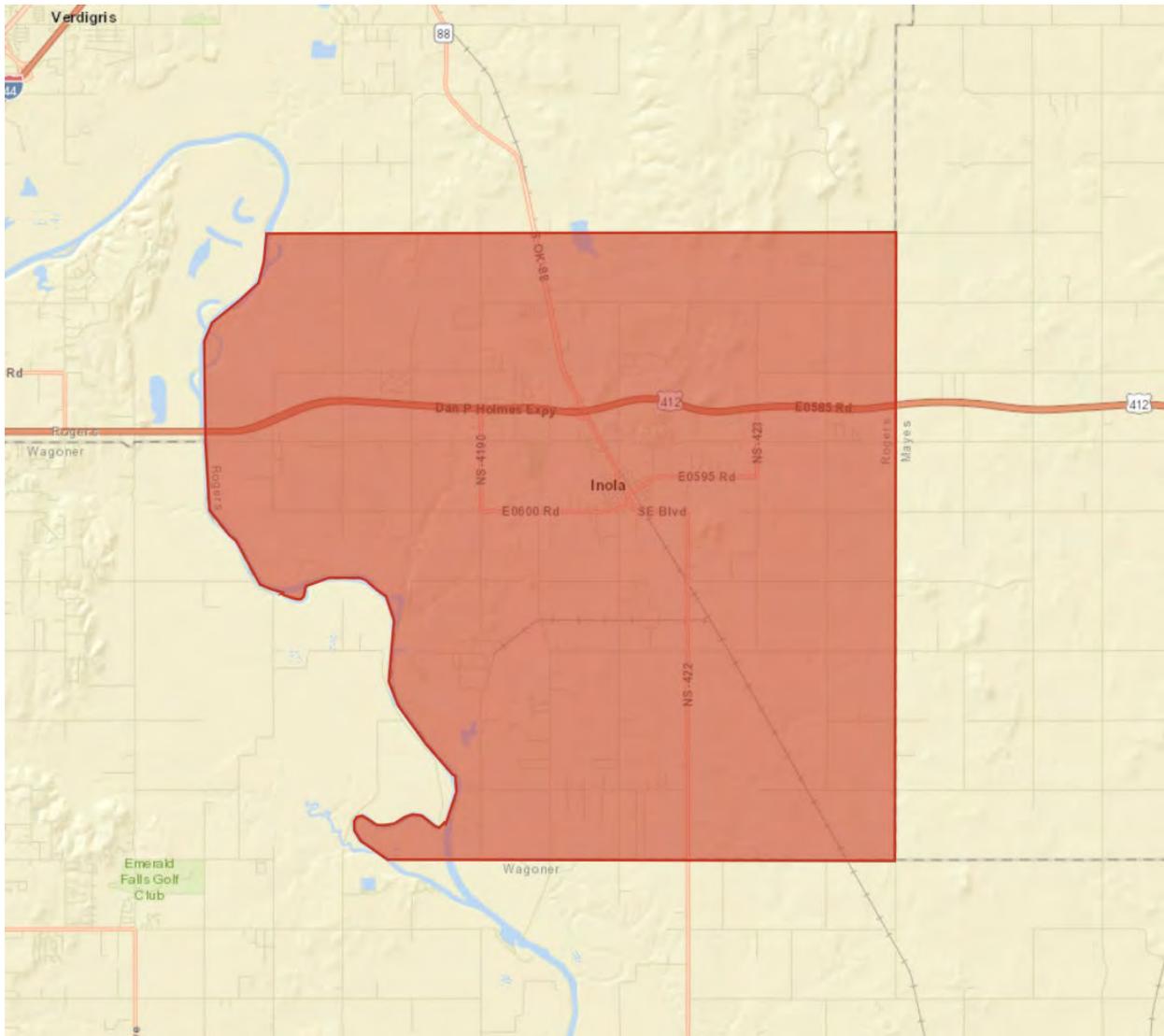
Market Area Analysis

Definition of Primary Market Area

At the direction of the client, the Inola market area is bound as follows:

- Northern Boundary** E 560 Road
- Southern Boundary** Rogers County Line
- Eastern Boundary** Rogers County Line
- Western Boundary** Verdigris River

The market area includes the community of Inola and surrounding areas. The following map highlights the boundaries of the studied area.



Access and Linkages

Primary access to the Town of Inola is provided by U.S. Highway 412, which connects Inola to the City of Tulsa, approximately 20 miles to the west. US-412 passes through the market area in an east/west direction as a divided highway with two lanes in each direction. Secondary access to the area is provided by State Highway 88, which connects Inola to the City of Claremore, approximately 12 miles to the northwest.

Mass public transit is not available in Inola. Pelivan Transit, a service of the Grand Gateway Economic Development Association, provides demand-response transit service to residents of Rogers County, including residents of Inola. Inola has a walk score of 34, indicating that the area is car-dependent.

The nearest commercial airport is Tulsa International Airport, located approximately 20 miles to the northwest of Inola; travel time is approximately 30 minutes, depending upon traffic conditions.

Demand Generators

The largest employer in Inola is ParFab Industries, a steel fabrication shop that employs approximately 150 workers. Other employers include Harps Food Store, TranAm Systems, city government and the Inola Public School district.

In mid-March 2018, Sofidel America announced the construction of a new tissue paper manufacturing plant in Inola. At completion, the plant will create 300 new jobs for Inola. The plant's construction will require between 500-800 employees over a period of approximately 25-26 months. The plant is expected to be placed in service in April or May of 2020.

Retail and Public Services

Limited retail services are available in Inola. Retailers include Harps Food Store, near the intersection of State Highway 88 and U.S. Highway 412, and Dollar General at US-412 and 4200 Road. Limited retail development is located in the downtown area, including auto service and auto parts shops and two bank branches. The nearest significant retail corridor is in Catoosa, near the Hard Rock Hotel & Casino, approximately eleven miles west of the Inola area. Retailers in this area include Walmart, Ross, Petco, and others.

The Inola police and fire departments are headquartered in downtown Inola, near the intersection of Commercial Street and Broadway Avenue. The Inola Public School District is headquartered at 110 North Broadway. Inola Elementary is northwest of downtown, while the high school and middle school campuses are less than one mile northeast of downtown Inola. The Inola Public School District is one of 96 districts in Oklahoma that have switched to a four-day school week as a cost-saving measure.

Medical services are available in the surrounding communities of Claremore, Catoosa, and Tulsa. Axis Healthcare operates a clinic in Inola that provides family practice medical services, as well as pain management services, chronic disease management services, and non-urgent care.

Outlook and Conclusion

Local real estate professionals indicate that the City of Inola has experienced stable population and employment over the past several decades with no substantial growth nor any substantial decline. The announcement of the Sofidel plant has increased optimism for future growth and development in the area.

Demographic Analysis

The following sections will analyze the demographic factors influencing the subject’s Primary Market Area, compared and contrasted with Rogers County and the State of Oklahoma.

Population and Households

Population Levels

The following table shows population levels in the Primary Market Area, Rogers County and the State of Oklahoma. This data is provided by Esri for the 2000 Census, the 2010 Census, a 2017 estimate, and a 2022 forecast.

Population Levels and Annual Changes

	2000 Census	2010 Census	Annual Change	2017 Estimate	Annual Change	2022 Forecast	Annual Change
Primary Market Area	5,321	5,999	1.21%	6,281	0.66%	6,536	0.80%
Rogers County	70,641	86,905	2.09%	92,768	0.94%	97,419	0.98%
State of Oklahoma	3,450,654	3,751,351	0.84%	4,027,541	1.02%	4,211,130	0.90%

Source: Esri ArcGIS Business Analyst

Growth rates in the Inola PMA outpaced the State of Oklahoma between 2000 to 2010, at an annualized growth rate of 1.21% per year. Since the 2010 Census, Esri estimates the area has experienced slower growth. Esri projects that the market area’s growth rate over the next five years will be slower than the growth rate of the State of Oklahoma. Rogers County as a whole has experienced more rapid growth than the PMA.

As will be discussed later in the report, the growth projection for the next five years does not take into account the population growth that will be generated by the construction of the Sofidel plant. We anticipate that population growth over the next five years will be above the rates currently forecast.

Household Levels

The following table shows total household levels in the PMA as well as family household levels. This data is also provided for Rogers County and the State of Oklahoma.

Household Levels and Annual Changes

Total Households	2000 Census	2010 Census	Annual Change	2017 Estimate	Annual Change	2022 Forecast	Annual Change
Primary Market Area	1,904	2,201	1.46%	2,322	0.77%	2,426	0.88%
Rogers County	25,724	31,884	2.17%	34,211	1.01%	36,017	1.03%
State of Oklahoma	1,342,293	1,460,450	0.85%	1,555,350	0.90%	1,621,591	0.84%
Family Households	2010 Census			2017 Estimate	Annual Change	2022 Forecast	Annual Change
Primary Market Area	1,700			1,778	0.64%	1,851	0.81%
Rogers County	24,088			25,697	0.93%	26,987	0.98%
State of Oklahoma	975,267			1,029,833	0.78%	1,069,781	0.76%

Source: Esri ArcGIS Business Analyst

From 2000 to 2010, the market area experienced moderate household growth of 1.46% annually. This was followed by slower household growth of 0.77% per year for the next seven years. It is projected by Esri that this growth will continue at a slightly faster rate over the next five years. Like the overall population growth, we anticipate that household growth over the next five years will outpace these estimates.

Households by Household Size

The following table presents data regarding households by household size, provided by Esri. This data is for the Primary Market Area.

Households in Primary Market Area by Household Size, 2011-2015 ACS

Households by Household Type and Size	Total Households		Family Households		Non-Family HHs	
	No.	%	No.	%	No.	%
Total Households	2,249		1,762		487	
1-person household	387	17.21%	N/A	N/A	387	79.47%
2-person household	833	37.04%	762	43.25%	71	14.58%
3-person household	454	20.19%	425	24.12%	29	5.95%
4-person household	313	13.92%	313	17.76%	0	0.00%
5-person household	189	8.40%	189	10.73%	0	0.00%
6-person household	58	2.58%	58	3.29%	0	0.00%
7 or more person household	15	0.67%	15	0.85%	0	0.00%

Source: Esri ArcGIS Business Analyst

The largest percentage of non-family households have one person, and the largest percentage of family households have two persons, which is very typical at county, state, and national levels.

Age Distribution

The following table shows population in the Primary Market Area by age category. This data is provided for the 2010 Census, a 2017 estimate, and a 2022 forecast.

Population in the Primary Market Area by Age

	2010 Census	Percent of Total	2017 Estimate	Percent of Total	2022 Forecast	Percent of Total	2010 - 2017 Ann. Chng.	2017 - 2022 Ann. Chng.
Population by Age	5,998		6,280		6,538		0.66%	0.81%
Age 0 - 4	389	6.49%	382	6.08%	383	5.86%	-0.26%	0.05%
Age 5 - 9	423	7.05%	416	6.62%	420	6.42%	-0.24%	0.19%
Age 10 - 14	469	7.82%	429	6.83%	468	7.16%	-1.27%	1.76%
Age 15 - 19	466	7.77%	389	6.19%	415	6.35%	-2.55%	1.30%
Age 20 - 24	320	5.34%	353	5.62%	289	4.42%	1.41%	-3.92%
Age 25 - 34	681	11.35%	795	12.66%	748	11.44%	2.24%	-1.21%
Age 35 - 44	804	13.40%	791	12.60%	873	13.35%	-0.23%	1.99%
Age 45 - 54	940	15.67%	859	13.68%	838	12.82%	-1.28%	-0.49%
Age 55 - 64	723	12.05%	879	14.00%	917	14.03%	2.83%	0.85%
Age 65 - 74	488	8.14%	617	9.82%	707	10.81%	3.41%	2.76%
Age 75 - 84	213	3.55%	283	4.51%	375	5.74%	4.14%	5.79%
Age 85 and over	82	1.37%	87	1.39%	105	1.61%	0.85%	3.83%
<i>Age 55 and over</i>	<i>1,506</i>	<i>25.11%</i>	<i>1,866</i>	<i>29.71%</i>	<i>2,104</i>	<i>32.18%</i>	<i>3.11%</i>	<i>2.43%</i>
<i>Age 62 and over</i>	<i>1,000</i>	<i>16.67%</i>	<i>1,251</i>	<i>19.92%</i>	<i>1,462</i>	<i>22.36%</i>	<i>3.25%</i>	<i>3.17%</i>

Median Age	38.3	39.7	41.2	0.51%	0.74%
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Source: Esri ArcGIS Business Analyst

As shown, the median age within the market area is estimated to be 39.7 in 2017. The median age for the State of Oklahoma is 37.40. This indicates that the age of the population in the market area is slightly older compared with the rest of Oklahoma. The age 55 and over group is expecting 2.43% annual growth over the next five years, which is approximately three times the rate of growth of the general population.

Households by Tenure

Detailed data regarding households by tenure is not available from Esri. Esri does estimate that, within the Primary Market Area, the overall tenure distribution is 18.13% renter households and 81.87% owner households. This tenure distribution is typical of small communities with little rental housing stock available. However, the percentage of renters in any area is typically greater among lower-income levels than among all households regardless of income.

The following table shows household tenure in Inola by household income. This data is taken from the Census Bureau's 2012-2016 American Community Survey, which is the most recent data available at such a detail level.

Inola: Owner/Renter Percentages by Income Band in 2012-2016

Household Income	Total Households	Total Renters	% Renters	Total Owners	% Owners
Less than \$5,000	31	16	51.61%	15	48.39%
\$5,000-\$9,999	21	12	57.14%	9	42.86%
\$10,000-\$14,999	65	37	56.92%	28	43.08%
\$15,000-\$19,999	24	11	45.83%	13	54.17%
\$20,000-\$24,999	45	27	60.00%	18	40.00%
\$25,000-\$34,999	83	28	33.73%	55	66.27%
\$35,000-\$49,999	147	27	18.37%	120	81.63%
\$50,000-\$74,999	122	35	28.69%	87	71.31%
\$75,000-\$99,999	97	6	6.19%	91	93.81%
\$100,000-\$149,999	53	11	20.75%	42	79.25%
\$150,000 or more	31	0	0.00%	31	100.00%

Source: U.S. Census Bureau, 2012-2016 American Community Survey

Income Distribution

The following table shows the income distribution in the subject's market area. This data is available as a 2017 estimate, as well as a 2022 forecast. It should be noted that none of this data has been adjusted for inflation.

Household Income Distribution in the Primary Market Area

Households by Household Income	2017		2022	
	Estimate	Pct.	Forecast	Pct.
Households by Household Income	2,323		2,425	
Income Less than \$15,000	184	7.92%	185	7.63%
Income \$15,000 - \$24,999	221	9.51%	213	8.78%
Income \$25,000 - \$34,999	218	9.38%	200	8.25%
Income \$35,000 - \$49,999	410	17.65%	372	15.34%
Income \$50,000 - \$74,999	488	21.01%	452	18.64%
Income \$75,000 - \$99,999	315	13.56%	368	15.18%
Income \$100,000 - \$149,999	340	14.64%	443	18.27%
Income \$150,000 - \$199,999	67	2.88%	86	3.55%
Income \$200,000 or more	80	3.44%	106	4.37%
Per Capita Income	\$26,813		\$30,935	
Average Household Income	\$71,883		\$82,750	
Median Household Income	\$54,682		\$60,992	

Source: Esri ArcGIS Business Analyst

Median household income in 2017 is estimated to be \$54,682. This income level is modestly higher than the State of Oklahoma as a whole. The following table compares the income distribution of the PMA with the county and the state based on 2017 Esri estimates.

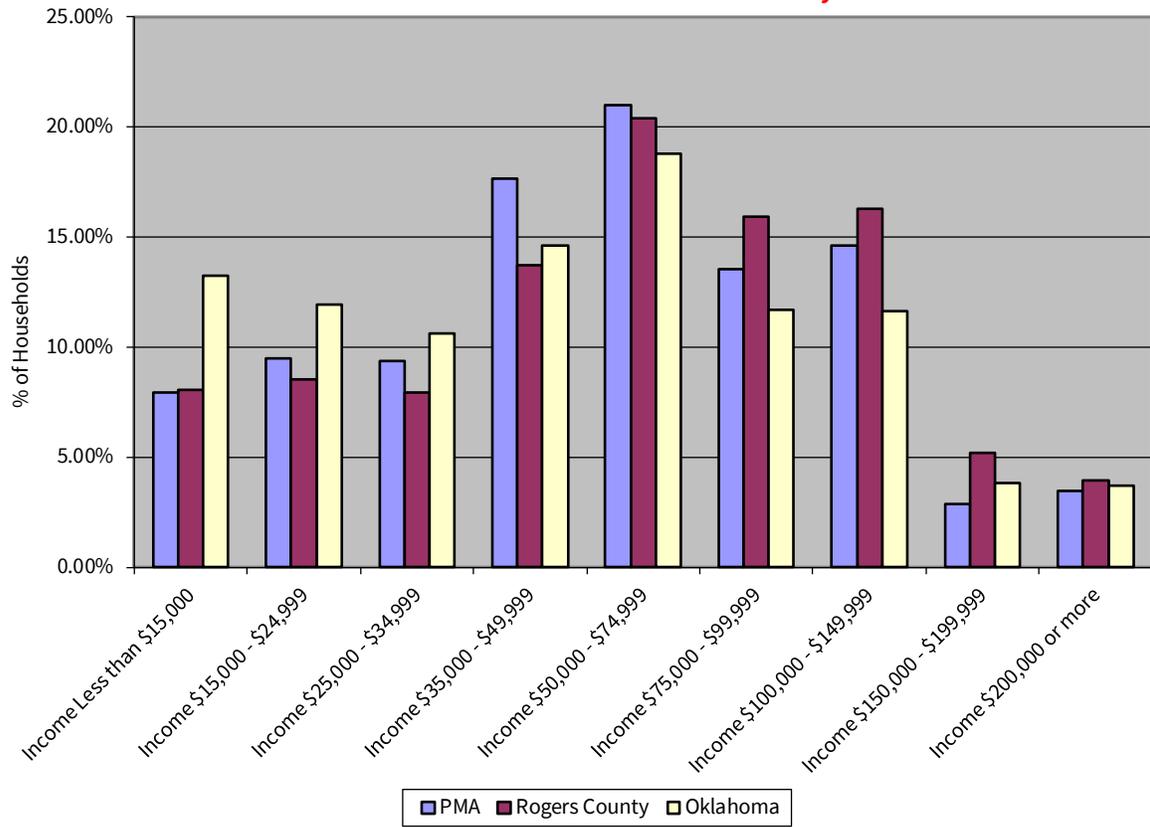
Household Income Distribution in 2017

	Primary Market Area		Rogers County		State of Oklahoma	
	No.	Pct.	No.	Pct.	No.	Pct.
Households by Household Income	2,323		34,211		1,555,341	
Income Less than \$15,000	184	7.92%	2,755	8.05%	205,679	13.22%
Income \$15,000 - \$24,999	221	9.51%	2,919	8.53%	185,162	11.90%
Income \$25,000 - \$34,999	218	9.38%	2,712	7.93%	164,799	10.60%
Income \$35,000 - \$49,999	410	17.65%	4,701	13.74%	227,426	14.62%
Income \$50,000 - \$74,999	488	21.01%	6,986	20.42%	292,518	18.81%
Income \$75,000 - \$99,999	315	13.56%	5,442	15.91%	182,107	11.71%
Income \$100,000 - \$149,999	340	14.64%	5,568	16.28%	180,474	11.60%
Income \$150,000 - \$199,999	67	2.88%	1,770	5.17%	59,175	3.80%
Income \$200,000 or more	80	3.44%	1,358	3.97%	58,001	3.73%
Per Capita Income	\$26,813		\$29,430		\$26,710	
Average Household Income	\$71,883		\$78,727		\$67,948	
Median Household Income	\$54,682		\$61,874		\$49,521	

Source: Esri ArcGIS Business Analyst

As shown, the median household income in the State of Oklahoma is estimated to be \$49,521, which is 9.44% lower than the median household income in the PMA. Approximately 7.92% of all households in the PMA are estimated to have incomes less than \$15,000. Compared with the rest of the state, the PMA has a significantly smaller proportion of its residents in the lowest income bracket and a larger proportion in the income brackets between \$35,000 and \$150,000. The following chart graphically shows the difference in income distributions between the PMA, Rogers County, and the State of Oklahoma.

Household Income Distribution
Source: Esri ArcGIS Business Analyst



Employment and Economy

Employment and Unemployment

The following table presents total employment figures and unemployment rates for Rogers County, with figures for Oklahoma and the United States for comparison. This is the smallest and most relevant geographical area for which this data is available. This data is as of January 2018.

Employment and Unemployment

	Jan-2013 Employment	Jan-2018 Employment	Annual Growth	Jan-2013 Unemp. Rate	Jan-2018 Unemp. Rate	Change (bp)
Rogers County	41,172	43,196	0.96%	5.5%	4.2%	-130
State of Oklahoma	1,690,387	1,750,954	0.71%	5.8%	4.3%	-150
United States (thsds)	141,614	152,848	1.54%	8.5%	4.5%	-400

Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

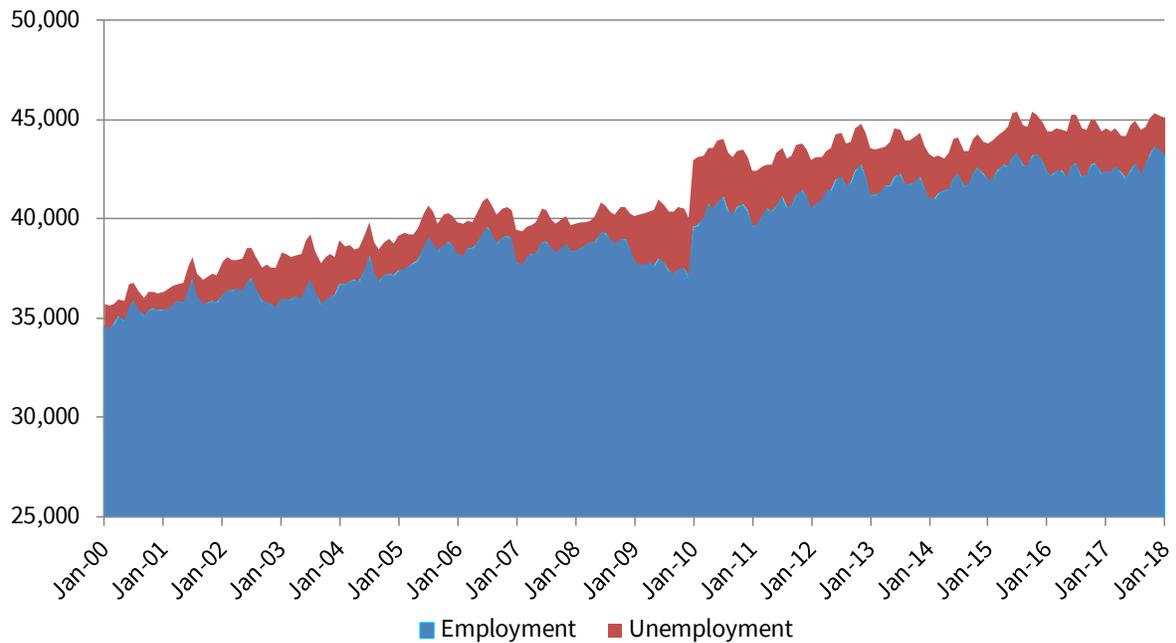
As of January 2018, total employment in Rogers County was 43,196 persons. Compared with figures from January 2013, this represents annualized employment growth of 0.96% per year. The unemployment rate in January was 4.2%, a decrease of -130 basis points from January 2013, which was 5.5%. Over the last five years, both the statewide and national trends have been improving employment levels and declining unemployment rates. Rogers County has seen both a decline in the unemployment rate and positive job growth, albeit at more moderate levels than the nation as a whole.

Employment Level Trends

The following chart shows total employment and unemployment levels in Rogers County from January 2000 through January 2018, as reported by the Bureau of Labor Statistics, Local Area Unemployment Statistics program.

Employment and Unemployment in Rogers County

January 2000 through January 2018



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

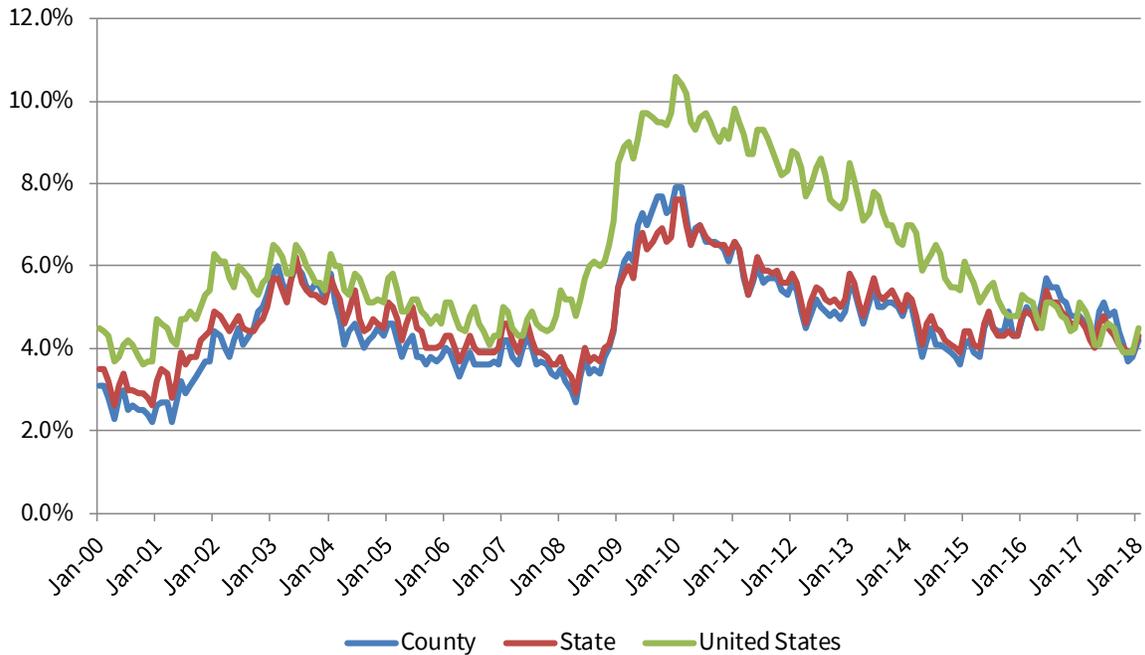
As shown, total employment levels have generally trended upward from 2000 through the 3rd quarter of 2008, when employment levels began to decline due to the national economic recession. Employment growth resumed in early 2010, and has continued to grow to its current level of 43,196 persons. The number of unemployed persons in January 2018 was 1,906, out of a total labor force of 45,102 persons.

Unemployment Rate Trends

The next chart shows historic unemployment rates for Rogers County, as well as Oklahoma and the United States for comparison. This data covers the time period of January 2000 through January 2018, and has not been seasonally adjusted.

Unemployment Rates in Rogers County, Oklahoma and the United States

January 2000 through January 2018



Sources: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

As shown, unemployment rates in Rogers County increased moderately from 2000 through 2003, and then generally declined until the 4th quarter of 2008 as the effects of the national economic recession were felt. Unemployment rates began to decline again from 2010 through 2015 before rising modestly through 2015 and 2016. Both the statewide unemployment rate and the Rogers County unemployment rate appear to have been trending steadily downward since mid-2016 to their current level of 4.2%. On the whole, unemployment rates in Rogers County track very well with statewide figures.

Employment and Wages by Industrial Supersector

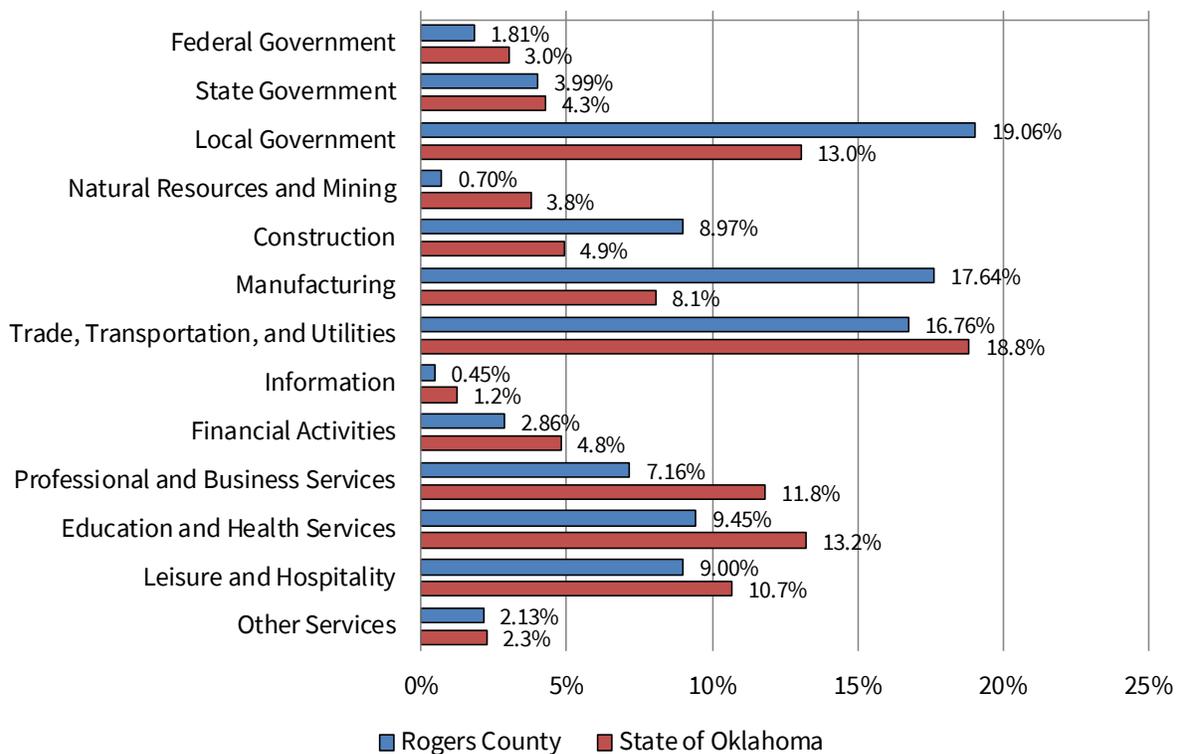
The next table presents data regarding employment in Rogers County by industry, including total number of establishments, average number of employees in September 2017, average annual pay, and location quotients for each industry compared with the United States. This data is furnished by the Bureau of Labor Statistics, Quarterly Census of Employment and Wages program.

Employees and Wages by Supersector - September 2017 (Rogers County, Oklahoma)

Supersector	Establishments	Avg. No. of Employees	Percent of Total	Avg. Annual Pay	Location Quotient
Federal Government	15	486	1.81%	\$61,620	0.93
State Government	14	1,075	3.99%	\$37,232	1.24
Local Government	78	5,130	19.06%	\$40,768	1.95
Natural Resources and Mining	23	189	0.70%	\$52,052	0.51
Construction	256	2,415	8.97%	\$47,996	1.83
Manufacturing	152	4,748	17.64%	\$63,492	2.05
Trade, Transportation, and Utilities	414	4,510	16.76%	\$39,468	0.89
Information	25	122	0.45%	\$62,816	0.23
Financial Activities	178	769	2.86%	\$43,056	0.51
Professional and Business Services	268	1,928	7.16%	\$43,576	0.51
Education and Health Services	255	2,543	9.45%	\$34,372	0.62
Leisure and Hospitality	148	2,422	9.00%	\$15,860	0.81
Other Services	103	572	2.13%	\$36,608	0.70
Total	1,929	26,909		\$43,056	1

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 3rd Quarter 2017

Employment Sectors - 3rd Quarter 2017



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1st Quarter 2016

Among private employers, the largest percentage of persons (17.64%) are employed in Manufacturing. This industry also has the highest wages, with average annual pay of \$63,492 per year.

The rightmost column of the previous table provides location quotients for each industry for Rogers County, as compared with the United States. Location quotients (LQs) are ratios used to compare the concentration of employment in a given industry to a larger reference, in this case the United States. They are calculated by dividing the percentage of employment in a given industry in a given geography (Rogers County in this instance), by the percentage of employment in the same industry in the United States. For example, if manufacturing in a certain county comprised 10% of total employment, while in the United States manufacturing comprised 5% of total employment, the location quotient would be 2.0:

$$10\% (\text{county manufacturing } \%) / 5\% (\text{U.S. manufacturing } \%) = 2.0$$

Location quotients greater than 1.0 indicate a higher concentration of employment compared with the nation, and suggest that the industry in question is an important contributor to the local economic base. Quotients less than 1.0 indicate that the industry makes up a smaller share of the local economy than the rest of the nation.

Within Rogers County, among all industries the largest location quotient is in Manufacturing, with a quotient of 2.05.

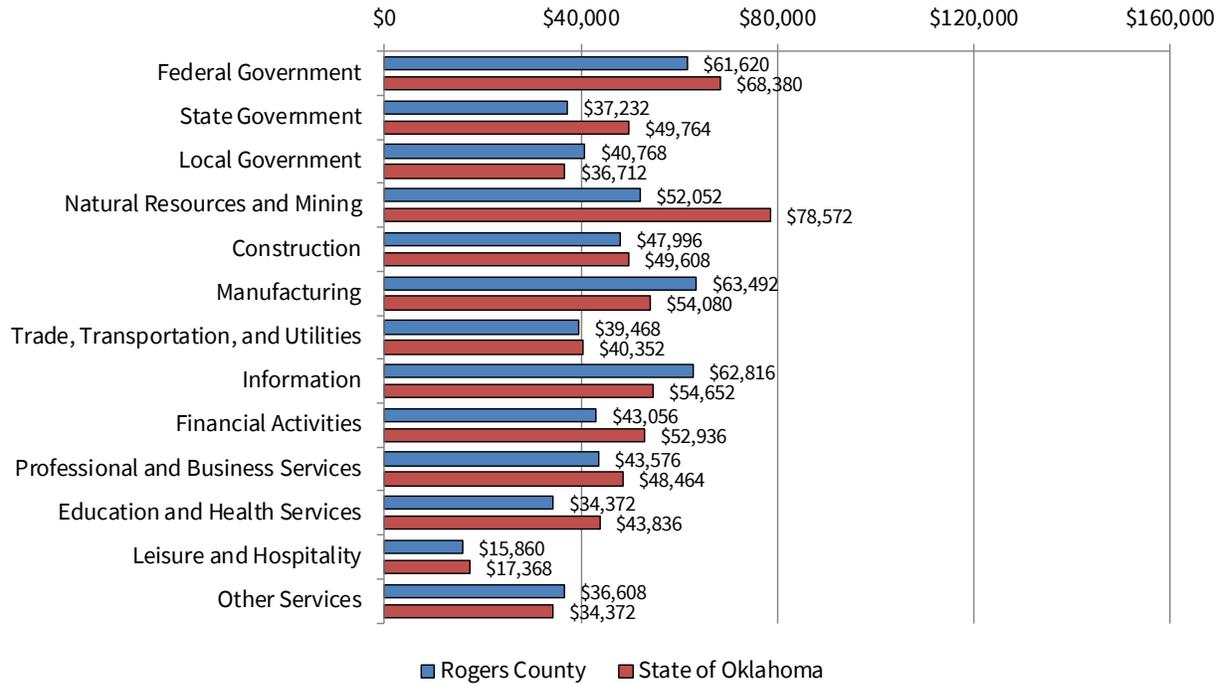
The next table presents average annual pay in Rogers County by industry, in comparison with Oklahoma as a whole and the United States.

Comparison of 3rd Quarter 2017 Average Annual Pay by Supersector

Supersector	Rogers County	State of Oklahoma	United States	Percent of State	Percent of Nation
Federal Government	\$61,620	\$68,380	\$80,028	90.1%	77.0%
State Government	\$37,232	\$49,764	\$59,488	74.8%	62.6%
Local Government	\$40,768	\$36,712	\$49,036	111.0%	83.1%
Natural Resources and Mining	\$52,052	\$78,572	\$52,832	66.2%	98.5%
Construction	\$47,996	\$49,608	\$59,280	96.8%	81.0%
Manufacturing	\$63,492	\$54,080	\$63,492	117.4%	100.0%
Trade, Transportation, and Utilities	\$39,468	\$40,352	\$44,772	97.8%	88.2%
Information	\$62,816	\$54,652	\$102,804	114.9%	61.1%
Financial Activities	\$43,056	\$52,936	\$78,884	81.3%	54.6%
Professional and Business Services	\$43,576	\$48,464	\$68,120	89.9%	64.0%
Education and Health Services	\$34,372	\$43,836	\$48,932	78.4%	70.2%
Leisure and Hospitality	\$15,860	\$17,368	\$22,880	91.3%	69.3%
Other Services	\$36,608	\$34,372	\$37,128	106.5%	98.6%
Total	\$43,056	\$43,836	\$53,092	98.22%	81.10%

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 3rd Quarter 2017

Average Annual Pay - 3rd Quarter 2017



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 1st Quarter 2016

In comparison with the rest of Oklahoma, Rogers County has higher average wages in local government, manufacturing, and information.

The following table shows employment by occupation for the PMA for the persons that reside in the PMA, as well as the county for comparison purposes. This data is provided by Esri and represents trended data from the 2010 Census. The important difference between this data and the data presented earlier is that it is for persons who reside within the Primary Market Area, as opposed to persons who are employed in the Primary Market Area.

Employment Characteristics by Place of Residence

	Primary Market Area		Rogers County	
	No.	Pct.	No.	Pct.
2017 Est. Pop Age 16+ in Labor Force	3,174		48,521	
Civilian - Employed	3,053	96.2%	46,289	95.4%
Civilian - Unemployed	121	3.8%	2,232	4.6%
2017 Est. Civ Employed Pop 16+ by Occupation	3,053		46,289	
White Collar	1,569	51.4%	27,959	60.4%
Management/Business/Financial	357	11.7%	6,943	15.0%
Professional	464	15.2%	9,443	20.4%
Sales	238	7.8%	4,583	9.9%
Administrative Support	510	16.7%	6,990	15.1%
Services	424	13.9%	6,480	14.0%
Blue Collar	1,059	34.7%	11,850	25.6%
Farming/Forestry/Fishing	18	0.6%	139	0.3%
Construction/Extraction	156	5.1%	1,898	4.1%
Installation/Maintenance/Repair	278	9.1%	2,638	5.7%
Production	385	12.6%	4,212	9.1%
Transportation/Material Moving	223	7.3%	2,962	6.4%
2017 Est. Pop 25+ by Educational Attainment	4,311		63,432	
Less than 9th Grade	160	3.7%	1,776	2.8%
9th - 12th Grade, No Diploma	237	5.5%	3,616	5.7%
High School Graduate	1,427	33.1%	18,268	28.8%
GED/Alternative Credential	203	4.7%	2,664	4.2%
Some College, No Degree	1,121	26.0%	15,668	24.7%
Associate Degree	405	9.4%	6,153	9.7%
Bachelor's Degree	569	13.2%	11,037	17.4%
Graduate/Professional Degree	190	4.4%	4,250	6.7%

Source: Esri ArcGIS Business Analyst

Note that this table shows 3,053 persons living in the PMA are employed. The percentage of workers classifying themselves as “blue collar” is 34.7%, significantly higher than the county indication of 25.6%. Educational attainment in the PMA is below Rogers County levels; 17.6% of PMA residents have a bachelor’s degree or advanced degree, while 24.1% of Rogers County residents are similarly credentialed.

Major Employers

The largest employer in Inola is ParFab Industries, a steel fabrication shop that employs approximately 150 workers. Other employers include Harps Food Store, TranAm Systems, city government and the Inola Public School district.

In mid-March 2018, Sofidel America announced the construction of a new tissue paper manufacturing plant in Inola. At completion, the plant will create 300 new jobs for Inola. The plant’s construction will

require between 500-800 employees over a period of approximately 25-26 months. The plant is expected to be placed in service in April or May of 2020.

Commuting Patterns

We have reviewed commuting pattern data for the Inola PMA, provided by the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics program (LEHD). The following table presents summary data regarding commuting patterns for persons employed in the Inola PMA, and for persons who are employed who live in the Inola PMA. The estimate for 2015 (the most recent data available from the Census Bureau’s LEHD program) shows 980 persons employed in the Inola PMA who live outside of the community, which is 72.27% of all the persons employed within the Inola PMA.

2015 Inola PMA Inflow/Outflow Job Counts (All Jobs)

	Count	Share
Total Employed in Inola PMA	1,356	
Employed in Inola PMA, Living Outside	980	72.27%
Employed in Inola PMA, Living Inside	376	27.73%
Total Employed Persons Living in Inola PMA	2,739	
Living in Inola PMA, Employed Outside	2,363	86.27%
Living and Employed in Inola PMA	376	13.73%

Source: U.S. Census Bureau, LEHD Origin-Destination Employment Statistics (LODES)

The next table shows the place of residence of persons employed in Inola PMA. Outside of Inola, the three largest sources of inflow workers are the communities of Tulsa, Inola, and Claremore.

2015 Inola PMA Jobs by Places Where Workers Live - All Jobs

County of Residence	Count	Share
Total, All Jobs in Inola PMA	1,356	
Inola	110	8.11%
Tulsa	105	7.74%
Broken Arrow	49	3.61%
Claremore	36	2.65%
Owasso	30	2.21%
Pryor Creek	29	2.14%
Houston, TX	18	1.33%
Beaumont, TX	17	1.25%
Chouteau	14	1.03%
Verdigris	14	1.03%
All Other Locations	934	68.88%

Source: U.S. Census Bureau, LEHD Origin-Destination Employment Statistics (LODES)

There is an apparent mismatch between employees and employers in the Inola PMA. More than 85% of PMA residents commute outside of the PMA for work, and more than 70% of jobs in the PMA are filled by workers that commute in from outside of the area. A more robust and diverse local economy could address this gap somewhat—it is notable that there are 2,739 employed persons living in the

PMA, but only 1,356 jobs in the PMA. Additional good quality housing stock could attract a number of employees that commute into the PMA for work to relocate to Inola. However, commuters have diverse reasons for choosing to commute, such as quality of public schools, retail opportunities, access to healthcare, and access to recreation.

Current Housing Stock Evaluation

Housing Overview

Available 2017 estimates reflected 2,513 housing units in the Primary Market Area. This included single and multifamily units that were owner occupied and rentals. The following table includes a breakdown of housing units within the county and owner/renter percentages. The table also includes estimates of median home values.

Housing Unit Data for the Primary Market Area

	Housing Units	Vacancy %	Owner Occupied	Renter Occupied	Median Home Value
Primary Market Area	2,513	7.6%	81.9%	18.1%	\$144,146
Rogers County	37,750	9.4%	77.8%	22.2%	\$169,689
Oklahoma	1,767,142	12.0%	65.2%	34.8%	\$134,307

Source: Esri ArcGIS Business Analyst

As shown, the overall vacancy rate in the PMA in 2017 is estimated to be 7.6%, which is below the Rogers County level. It should also be noted that this data includes all housing units in the PMA, including those intended for home ownership and dilapidated structures unfit for habitation. Approximately 81.9% of the housing units in the PMA are owner-occupied, and the remaining 18.1% are renter occupied. The median home value in the PMA is estimated by Esri to be \$144,146 in 2017, moderately lower than the county indication.

Substandard Housing

The city of Inola does not have an inventory of substandard housing. Substandard housing can be defined to have incomplete kitchen or plumbing facilities. The Census Bureau's 2012-2016 American Community Survey for Inola identified 3 housing units lacking adequate plumbing. No housing units were identified that lacked complete kitchen facilities or that were heated by wood fuel. The following chart summarizes substandard housing for the city of Inola and all of Rogers County.

Substandard Housing

	Sample Count of Housing Units	Inadequate Plumbing		Inadequate Kitchen		Uses Wood for Fuel	
		No.	Pct.	No.	Pct.	No.	Pct.
City of Inola	719	3	0.42%	0	0.00%	0	0.00%
Rogers County	33,570	114	0.34%	206	0.61%	1,063	3.17%
Oklahoma	1,461,500	5,769	0.39%	12,765	0.87%	27,916	1.91%

Source: United States Census Bureau, 2012-2016 American Community Survey

Units in Structure and Age of Construction

The following chart summarizes the distribution of the types of housing units in the Primary Market Area, Rogers County and the State of Oklahoma.

2011-2015 ACS Housing Units by Units in Structure

	PMA		Rogers County		Oklahoma	
Total Housing Units in 2011-2015	2,456		36,071		1,689,427	
1 Unit Detached	1,820	74.10%	28,468	78.92%	1,229,801	72.79%
1 Unit Attached	22	0.90%	496	1.38%	34,255	2.03%
2 Units	6	0.24%	714	1.98%	34,332	2.03%
3 or 4 Units	18	0.73%	405	1.12%	42,477	2.51%
5 to 9 Units	42	1.71%	495	1.37%	62,547	3.70%
10 to 19 Units	28	1.14%	598	1.66%	58,827	3.48%
20 to 49 Units	4	0.16%	201	0.56%	32,117	1.90%
50 or More Units	0	0.00%	231	0.64%	31,518	1.87%
Mobile Home or Trailer	508	20.68%	4,389	12.17%	161,082	9.53%
Boat, RV, Van, etc.	8	0.33%	74	0.21%	2,471	0.15%

Source: Esri ArcGIS Business Analyst

Within the primary market area, the largest percentage of housing units (74.10%) are single unit detached. This is slightly lower than the percentage of single unit detached housing units in Rogers County and higher than the entire State of Oklahoma. Multi-family units comprise only 3.99% of all housing units in the PMA, substantially lower than in Oklahoma as a whole which is 15.50%. Mobile homes comprise 20.68% of housing units in the PMA, a far higher percentage than the statewide indication.

The following chart shows the age distribution of housing units.

2011-2015 ACS Housing Units by Year of Construction

	PMA		Rogers County		Oklahoma	
Total Housing Units	2,456		36,071		1,689,427	
Built 2010 or later	48	1.95%	986	2.73%	37,694	2.23%
Built 2000 to 2009	530	21.58%	9,192	25.48%	241,732	14.31%
Built 1990 to 1999	476	19.38%	6,559	18.18%	198,937	11.78%
Built 1980 to 1989	383	15.59%	5,571	15.44%	252,919	14.97%
Built 1970 to 1979	522	21.25%	6,740	18.69%	329,807	19.52%
Built 1960 to 1969	254	10.34%	2,763	7.66%	204,609	12.11%
Built 1950 to 1959	124	5.05%	1,963	5.44%	182,528	10.80%
Built 1940 to 1949	45	1.83%	807	2.24%	97,738	5.79%
Built 1939 or earlier	74	3.01%	1,428	3.96%	140,352	8.31%
Median Year of Construction	1985		1988		1977	

Source: Esri ArcGIS Business Analyst

Within the PMA, 3.01% of the housing units were constructed prior to 1940. This is a lower percentage than the rest of Oklahoma, and reflects a comparatively younger housing stock. Approximately

23.53% of the housing stock was constructed since 2000, which is below Rogers County but above the state as a whole. The majority of the housing units built after 2000 were built outside of the Inola city limits. Esri estimates that of the 578 housing units constructed in the PMA after 2000, 126 units, or 21.8%, were constructed within the Inola incorporated limits. The remainder were located within the PMA but outside of the Town of Inola.

Building Permits

The following building permit data is provided by the U.S. Census Bureau Residential Construction Branch, Manufacturing and Construction Division.

Inola town

New Residential Building Permits Issued, 2004-2016

Year	Single Family Units	Avg. Construction Cost	Multifamily Units	Avg. Multifamily Construction Cost
2004	7	\$104,143	0	N/A
2005	5	\$108,200	0	N/A
2006	7	\$84,000	0	N/A
2007	7	\$68,888	0	N/A
2008	2	\$86,000	0	N/A
2009	7	\$66,378	0	N/A
2010	1	\$28,000	0	N/A
2011	2	\$85,000	0	N/A
2012	9	\$78,889	0	N/A
2013	7	\$125,857	0	N/A
2014	5	\$99,400	2	\$50,000
2015	8	\$121,750	0	N/A
2016	2	\$160,623	0	N/A
2017	7	\$86,122	0	

Source: United States Census Bureau Building Permits Survey

In Inola town, building permits for 71 housing units were issued between 2004 and 2016, for an average of 6 units per year. 97.18% of these housing units were single family homes, and 2.82% consisted of multifamily units.

Cost of Home Ownership

The following chart outlines the value of owner-occupied single family housing. Median household income in the Inola PMA is estimated to be \$54,682. A household at this income level could be expected to reasonably afford a home costing approximately \$135,000. Approximately 45.0% of the owner-occupied housing units in the PMA are valued below \$135,000. However, the newer, more desirable properties typically cost much more than \$135,000 and are not affordable to households at or below median household income for the PMA.

2017 Estimated Owner-Occupied Home Values

	PMA		Rogers County		Oklahoma	
Total Owner-Occupied Housing Units	1,901		26,603		1,013,389	
<\$50,000	141	7.4%	1,676	6.3%	130,727	12.9%
\$50,000 - \$99,999	350	18.4%	3,458	13.0%	235,106	23.2%
\$100,000 - \$149,999	521	27.4%	6,065	22.8%	205,718	20.3%
\$150,000 - \$199,999	317	16.7%	5,321	20.0%	165,182	16.3%
\$200,000 - \$249,999	188	9.9%	3,458	13.0%	101,339	10.0%
\$250,000 - \$299,999	120	6.3%	2,527	9.5%	61,817	6.1%
\$300,000 - \$399,999	120	6.3%	1,969	7.4%	56,750	5.6%
\$400,000 - \$499,999	74	3.9%	958	3.6%	23,308	2.3%
\$500,000 - \$749,999	48	2.5%	638	2.4%	21,281	2.1%
\$750,000 - \$999,999	11	0.6%	266	1.0%	7,094	0.7%
\$1,000,000 +	13	0.7%	266	1.0%	7,094	0.7%
Median Home Value	\$144,146		\$169,689		\$134,307	

Source: Esri ArcGIS Business Analyst

Size of Primary Market Area Apartment Market

Data provided by Esri shows a total of 98 housing units in the Primary Market Area that are in structures of 2 units or more. It is likely that the overwhelming majority of such units are for rental occupancy, as Inola does not have a significant condominium market. Esri also shows that 421 housing units in the PMA are renter occupied. It is reasonable to assume that the balance of these housing units are single-family homes or mobile homes that are renter occupied.

The only multifamily development in the City of Inola are the four USDA Rural Development properties owned and managed by Green Development Companies: Chelsea Park Apartments, Emerald Park Apartments, Green Valley Apartments, and North Park Apartments. Combined, these properties comprise 52 units, 12 of which are for seniors. Current rental rates and occupancy rates for these properties were not available.

Single Family Sales Activity

The following table shows single family housing sales for the past three years. This data was obtained from the Tulsa MLS, which covers the Inola area.

Summary of Single Family Home Sales in Inola

Less than \$37,500			
Year	2017	2016	2015
No. of Sales	1	3	1
Median Days on Market	118	77	113
Median Price per Square Foot	\$11.05	\$38.76	\$25.34
\$37,500 to \$62,500			
Year	2017	2016	2015
No. of Sales	2	6	9
Median Days on Market	51	20	89
Median Price per Square Foot	\$30.93	\$37.62	\$38.59
\$62,500 to \$87,500			
Year	2017	2016	2015
No. of Sales	8	5	6
Median Days on Market	46	59	39
Median Price per Square Foot	\$64.71	\$59.05	\$62.03
\$87,500 to \$125,000			
Year	2017	2016	2015
No. of Sales	11	12	14
Median Days on Market	47	51	87
Median Price per Square Foot	\$79.23	\$63.73	\$75.17
\$125,000 to \$187,500			
Year	2017	2016	2015
No. of Sales	23	17	22
Median Days on Market	54	37	113
Median Price per Square Foot	\$97.89	\$97.86	\$89.26
\$187,500 to \$250,000			
Year	2017	2016	2015
No. of Sales	16	11	7
Median Days on Market	58	87	77
Median Price per Square Foot	\$98.66	\$74.80	\$89.74
\$250,000 to \$375,000			
Year	2017	2016	2015
No. of Sales	7	4	4
Median Days on Market	119	76	329
Median Price per Square Foot	\$110.53	\$104.83	\$108.44
\$375,000 or more			
Year	2017	2016	2015
No. of Sales	1	2	2
Median Days on Market	171	66	502
Median Price per Square Foot	\$81.45	\$244.70	\$185.41
Total			
Year	2017	2016	2015
No. of Sales	69	60	65
Median Days on Market	58	50	102
Median Price per Square Foot	\$87.17	\$73.18	\$77.38

Data for 2017 shows a total of 69 sales, a 15% increase over 2016 levels. The median days on market increased slightly from 2016 into 2017, while the median price per square foot increased by approximately 19%.

Affordability of Single Family Housing

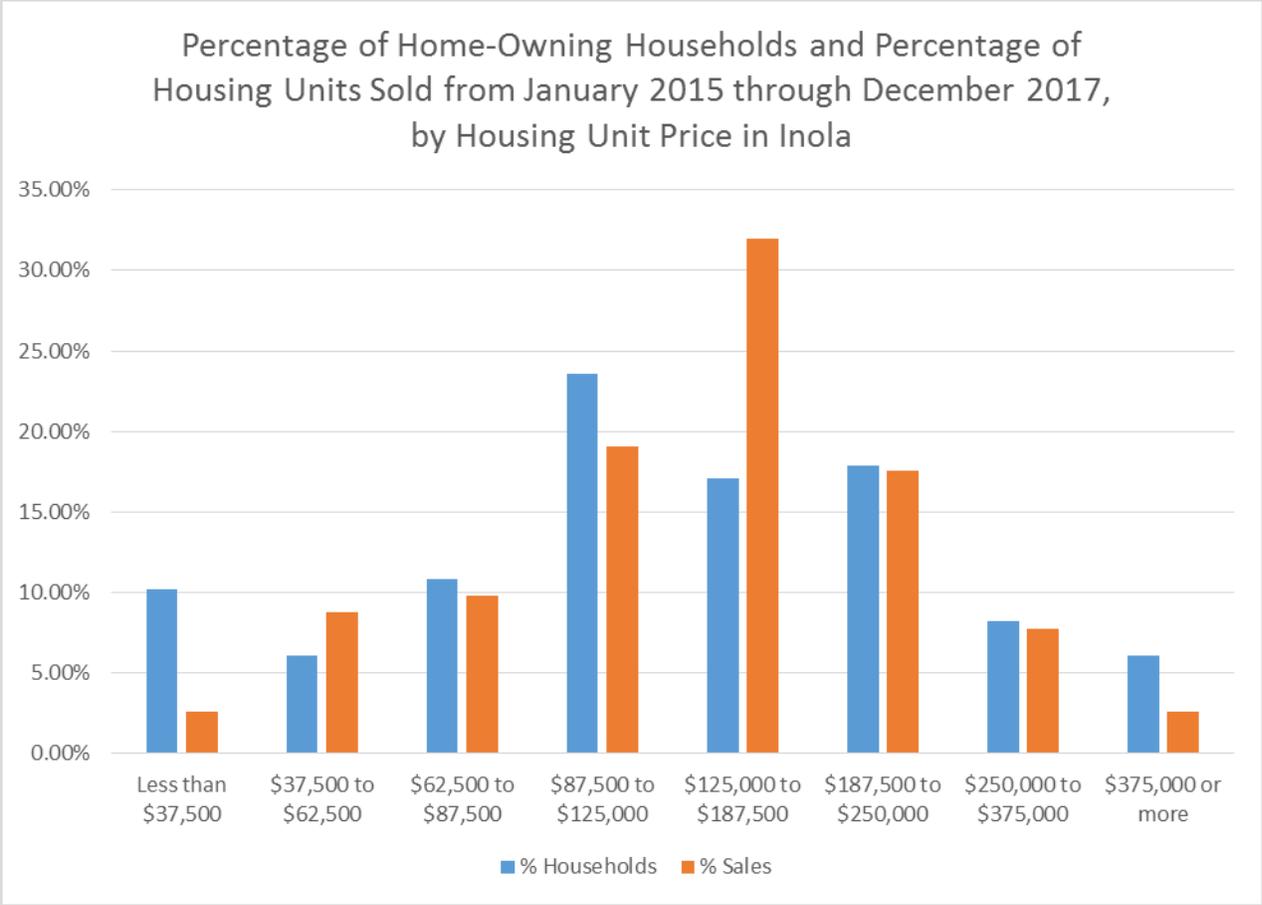
A common rule of thumb in determining the affordability of a single family housing unit is that a home is affordable if its price is within 2.5 times the income of the household intending to purchase it. Earlier in the report, we presented data regarding the incomes of renter and owner households in Inola by income bracket. Using the criteria of 2.5 times income to determine affordability, we can roughly estimate the price of house that the households in those income brackets could afford, as shown in the following table:

Affordability of Single Family Housing

Households Earning This Income	Can Afford a Home of This Price
Less than \$15,000	Less than \$37,500
\$15,000 to \$25,000	\$37,500 to \$62,500
\$25,000 to \$35,000	\$62,500 to \$87,500
\$35,000 to \$50,000	\$87,500 to \$125,000
\$50,000 to \$75,000	\$125,000 to \$187,500
\$75,000 to \$100,000	\$187,500 to \$250,000
\$100,000 to \$150,000	\$250,000 to \$375,000
\$150,000 or more	\$375,000 or more

Clearly, the affordability factor for any single household will vary depending on their own financial circumstances and credit rating, but this can be considered a rough guideline for what these households can afford.

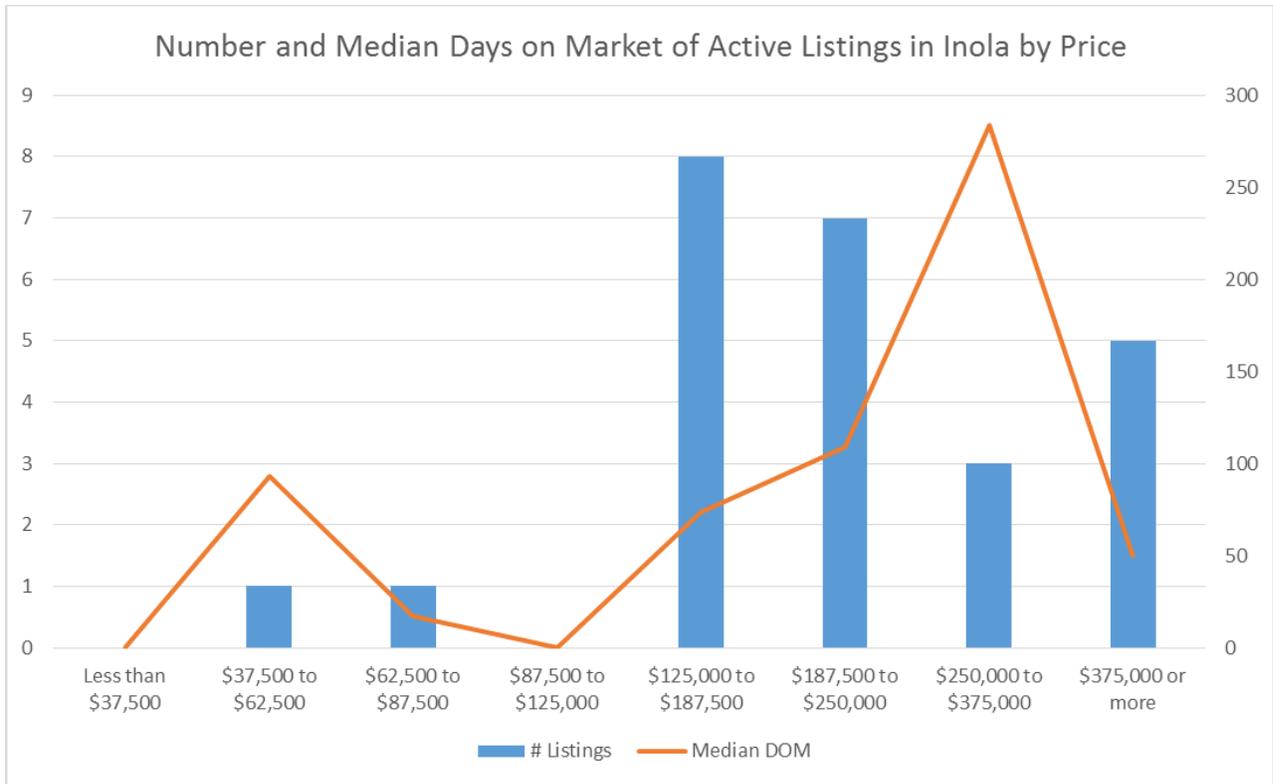
The next graph shows the percentage of homes sold from January 2015 through December 2017 in each housing price bracket and the percentage of home-owning households in each affordability bracket (where affordability is defined as above).



As shown, the largest percentage of housing units sold in this timeframe was priced between \$125,000 and \$187,500, which would be affordable to households earning between \$50,000 and \$75,000 annually. However, the largest percentage of homeowner households earn between \$35,000 and \$50,000 per year. The median number of days on the market for housing units priced between \$87,500 and \$125,000 was 47. Taken together, this data indicates an undersupply of housing units priced between \$87,500 and \$125,000.

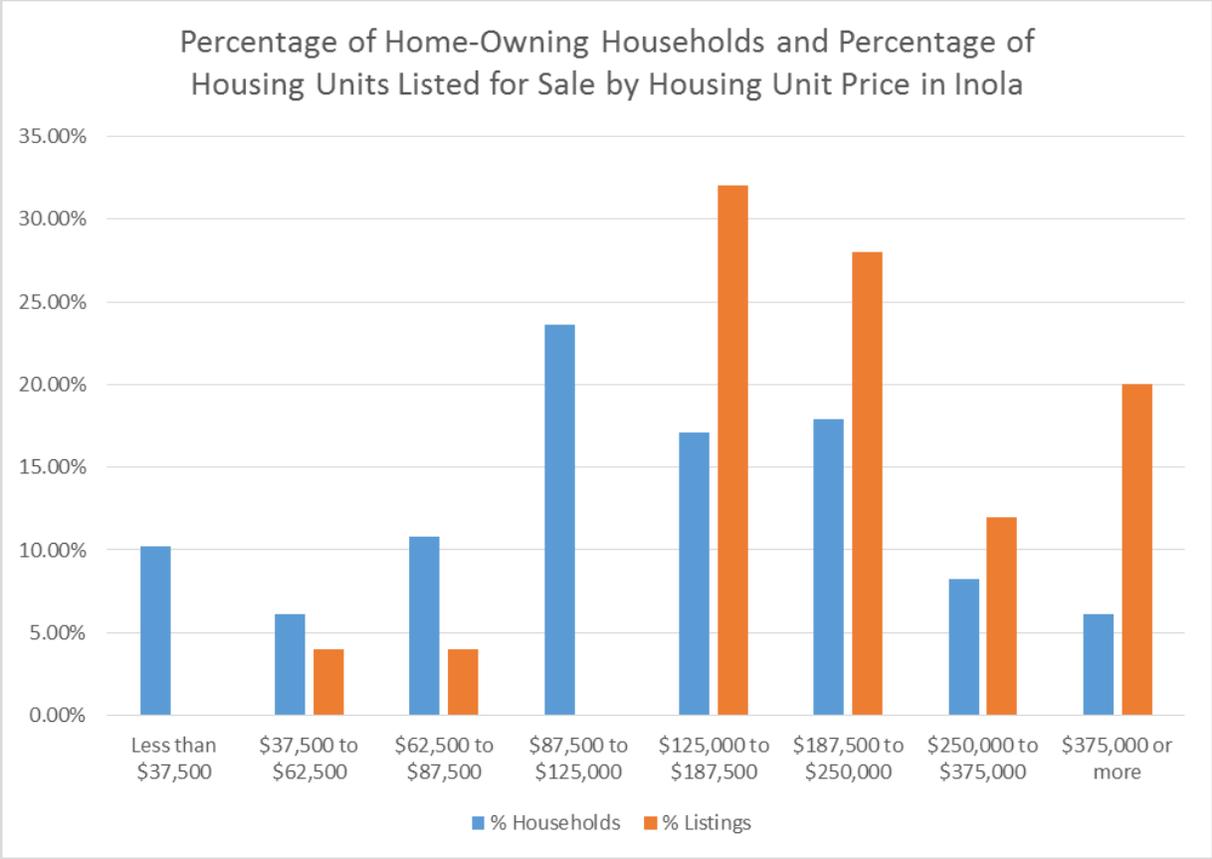
Current Listings

There are currently 25 housing units listed for sale in Inola. The median asking price for the active listings is \$219,000 and the median days on market is 79. The following graph shows the listings by asking price and the median days on market.



Notably, there are no listings of properties priced between \$87,500 and \$125,000. The majority of the listings in Inola are not affordable to the existing population of the area, and not affordable to persons employed within Inola.

The next graph shows the number of listings in each housing price bracket and the percentage of home-owning households in each affordability bracket total households in each income bracket.



This graph better illustrates the mismatch between the inventory listed for sale and the demand at each price point. As shown, 20% of the active listings are priced at or above \$375,000, while only 6% of homeowner households could afford a housing unit in that price range. Conversely, 23.58% of homeowner households in the PMA could afford a housing unit priced between \$87,500 and \$125,000 and there are no current listings in this range.

Home sales have averaged approximately 5.5 units per month over the past three years. Therefore, the 25 active listings in Inola indicates an inventory of approximately 4-5 months. Typically, six months is considered to be the cutoff between a buyer’s market and a seller’s market; an inventory fewer than six months is considered to be an undersupplied seller’s market, while an inventory greater than six months is considered an oversupplied buyer’s market. Based on this data, there appears to be an undersupply in Inola. Further, as previously discussed, the available inventory is largely not affordable to homeowners in the Inola area or to persons employed in Inola. Discussions with area brokers confirm that the number of current listings in Inola is at a low mark.

Anticipated Future Demand

Future demand for housing units in the Town of Inola and Rogers County can be estimated from population and household growth. Population estimates are based on known factors such as noted increases in the city employment base and indications from demographic services. Esri estimates demographic information. The estimates of changes in households and population were presented in a previous section of this report. The anticipated future demand is estimated for the Town of Inola, as well as Rogers County as a whole. The calculations are shown in the following tables.

Town of Inola Anticipated Demand

Households in Inola grew at an annually compounded rate of 1.46% between 2000 and 2010. Esri estimates that households have grown 0.77% per year since that time and that households will grow 0.88% annually through 2022. These growth estimates do not take into account the jobs created by the recently-announced Sofidel plant, which will employ approximately 300 employees when the plant opens in 2020. If each of the 300 employees came from outside of Inola and relocated into Inola for employment, that would represent household growth of 12.9% over 2017 levels.

However, an estimated 86.27% of employed persons living within the Inola PMA commute outside of the PMA for work. It is likely that many of the Sofidel jobs will be filled by persons currently living within the PMA that are currently commuting to work. Further, some of the jobs will be filled by employees that would prefer to commute from surrounding communities that have more amenities. We therefore reconcile to a projected annual growth rate of 1.5% from 2017 through 2022, which is above the 0.88% projected by Esri, but assumes that only a portion of the anticipated job growth will lead to direct household growth for the community.

The percentage of renter households in the PMA is estimated by Esri to be 18.13%. This is the most reliable data available; however, the small proportion of renter households in Inola is constrained by the lack of rental housing. It is likely that this percentage would shift if good quality rental housing were available. The estimated number of additional units needed to serve increasing demand can be estimated by applying the tenure percentage to the anticipated household growth. It should be noted that this is an estimate of rental and owner requirements and should be relied upon only as a guideline for possible new demand. The calculations are shown below.

Future Housing Demand Estimates for the Town of Inola

Year	2017	2018	2019	2020	2021	2022
Household Estimates	2,322	2,357	2,392	2,428	2,464	2,501
Owner %	1,901	1,930	1,958	1,988	2,018	2,048
Renter %	421	427	434	440	447	454
Total New Owner Households	147					
Total New Renter Households	33					

Based on an estimated household growth rate of 1.5% per year, Inola would require 147 new housing units for ownership and 33 units per rent over the next five years.

Rogers County Anticipated Demand

The next table will perform the same calculations for Rogers County as a whole (including Inola). Household growth in Rogers County is forecast to be above the rates of growth for the Inola PMA. Esri anticipates that Rogers County as a whole will grow at a rate of 1.03% annually for the next five years. Like the Inola growth figures, these estimates do not take into account the jobs added by the Sofidel plant. However, the larger Rogers County population base means that the addition of 300 jobs will not substantially alter the household growth rate. If each of the 300 employees came from outside of Rogers County and relocated into Rogers County for employment, that would represent household growth of 0.88% over 2017 levels. We therefore reconcile to an anticipated growth rate of 1.10% annually through 2022 for Rogers County.

Esri estimates that within Rogers County 22.24% of households are renters and 77.76% are owners.

Future Housing Demand Estimates for Rogers County

Year	2017	2018	2019	2020	2021	2022
Household Estimates	34,211	34,587	34,968	35,352	35,741	36,134
Owner %	26,602	26,895	27,191	27,490	27,792	28,098
Renter %	7,609	7,692	7,777	7,862	7,949	8,036
Total New Owner Households	1,496					
Total New Renter Households	428					

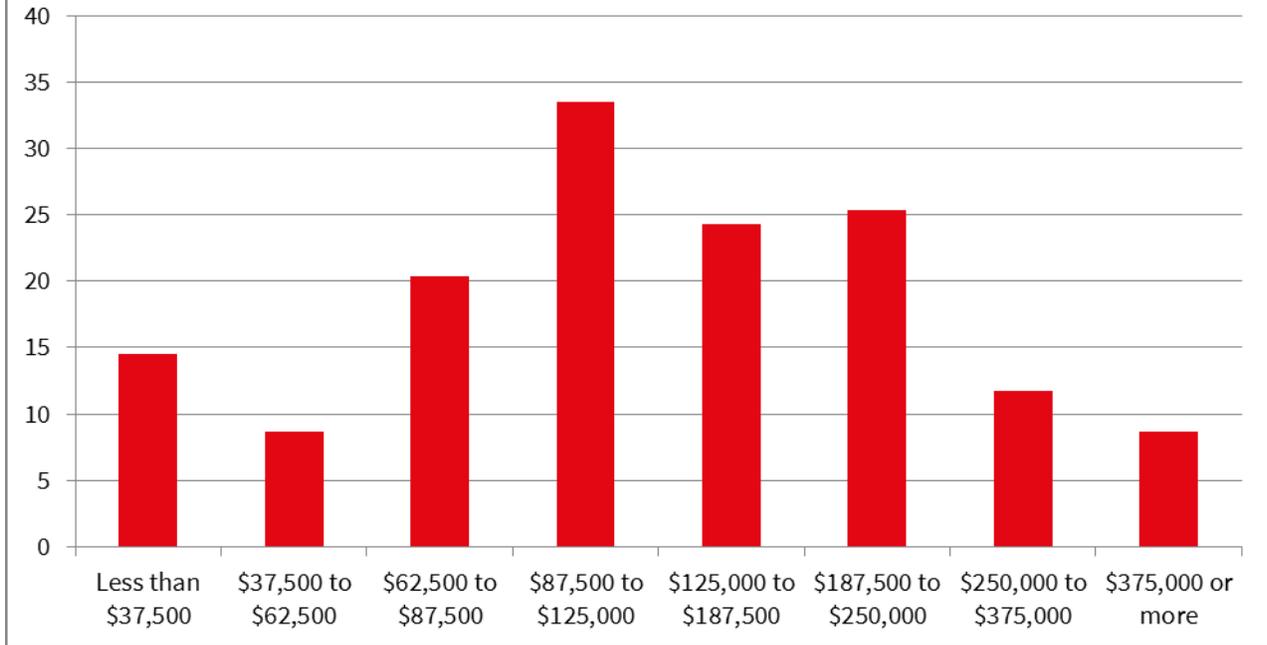
Based on these calculations, Rogers County would require 1,496 new units for ownership and 428 units for rent over the next five years.

Future Demand by Price

Units for Ownership

This section will attempt to estimate the number of housing units, both for ownership and for rent, by price of house and amount of rent charged respectively. For home ownership, our estimate is based on the percentage of owner households in Inola by income bracket, then applying the 2.5 affordability multiplier to those brackets. The following chart presents this data, for the 147 units required between 2017 and 2022. It should be noted that this data should only be considered a very broad outline for future housing needs.

Anticipated Demand for Ownership Units by Unit Price from 2017 through 2022



As can be seen, the strongest demand will be for homes priced between \$87,500 and \$125,000. There is notable demand also for units priced between \$125,000 and \$250,000. The apparent demand for units priced below \$37,500 is likely to be artificial demand; homeowners in the lowest income brackets often lack the financial mobility that relocation requires.

Housing demand created by the job growth attributable to the Sofidel plant will be based upon estimated starting salaries of \$40,000 per year. Households earning \$40,000 per year could qualify for a mortgage of approximately \$100,000.

Units for Rental Occupancy

In projecting demand for rental units by gross rent, a somewhat different criteria for affordability is used. The most commonly used threshold for affordability among rental units is that gross rent (the tenant's rent, plus any utilities paid directly by the tenant, including condominium fees if applicable) be no greater than 30% of the tenant's gross income. Based on that criteria, we perform a similar analysis as the one used to estimate demand by home price, and the following table presents future demand for rental units by monthly gross rent. Again, it should be noted that this data should only be considered a very broad outline for future rental housing needs.

Anticipated Demand for Rental Units by Monthly Gross Rent from 2017 through 2022



Need for rental housing units appears greatest for units priced below \$625 per month. In order to meet this demand, some sort of subsidy would be necessary, such as the USDA Rural Development program or the Low Income Housing Tax Credit program.

Housing demand created by the job growth attributable to the Sofidel plant will be based upon estimated starting salaries of \$40,000 per year. Households earning \$40,000 per year could afford a monthly rental housing payment of \$1,000 per month, inclusive of utilities.

Temporary Housing

The construction of the Sofidel plant will require an estimated 500-800 construction employees over the next twenty-five to twenty-six months. Inola does not have any market rate multifamily housing available for rent. Additionally, there are no hotels within a ten-mile radius of the Inola city center. Hotel rooms are available in the surrounding communities of Catoosa, Wagoner, Tulsa, Inola, and Claremore.

Discussions with Deb Ward with the Rogers County Industrial Authority and with Dave Thompson at Tommy Dyer Realty indicate that a large number of temporary workers have “fifth-wheels” or travel trailers that serve as temporary housing. An RV park in the area would provide worksite access for these individuals. The closest RV parks are also located in the surrounding communities; there are no RV parks within a ten-mile radius of Inola.

Evaluation of Need for Affordable Housing

This section will analyze data from the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) dataset for Inola. This data is typically separated into household income thresholds, defined by HUD Area Median Family Income (HAMFI). HUD Area Median Family Income (HAMFI) is equivalent to Area Median Income (AMI) for the purposes of this report. This data is considered the best indicator of housing need available which separates need into household income thresholds as defined by HUD.

Cost Burden by Income Threshold

The next table presents CHAS data for Inola regarding housing cost burden as a percentage of household income. Renter costs are considered to be the sum of contract rent and any utilities not paid by the landlord (such as electricity, natural gas, and water, but not including telephone service, cable service, internet service, etc.). Homeowner costs include mortgage debt service (or similar debts such as deeds of trust or contracts for deed), utilities, property taxes and property insurance.

Households are considered to be cost overburdened if their housing costs (renter or owner) are greater than 30% of their gross household income. A household is "severely" overburdened if their housing costs are greater than 50% of their gross household income.

City of Inola : CHAS - Housing Cost Burden by HAMFI

Household Income / Cost Burden	Owners		Renters	
	Number	Percent	Number	Percent
Income < 30% HAMFI	40		50	
Cost Burden Less Than 30%	15	37.50%	20	40.00%
Cost Burden Between 30%-50%	10	25.00%	4	8.00%
Cost Burden Greater Than 50%	15	37.50%	25	50.00%
Not Computed (no/negative income)	4	10.00%	4	8.00%
Income 30%-50% HAMFI	60		45	
Cost Burden Less Than 30%	40	66.67%	15	33.33%
Cost Burden Between 30%-50%	10	16.67%	25	55.56%
Cost Burden Greater Than 50%	4	6.67%	4	8.89%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 50%-80% HAMFI	80		25	
Cost Burden Less Than 30%	40	50.00%	20	80.00%
Cost Burden Between 30%-50%	40	50.00%	4	16.00%
Cost Burden Greater Than 50%	4	5.00%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
Income 80%-100% HAMFI	80		15	
Cost Burden Less Than 30%	75	93.75%	15	100.00%
Cost Burden Between 30%-50%	4	5.00%	0	0.00%
Cost Burden Greater Than 50%	0	0.00%	0	0.00%
Not Computed (no/negative income)	0	0.00%	0	0.00%
All Incomes	510		175	
Cost Burden Less Than 30%	420	82.35%	110	62.86%
Cost Burden Between 30%-50%	64	12.55%	33	18.86%
Cost Burden Greater Than 50%	23	4.51%	29	16.57%
Not Computed (no/negative income)	4	0.78%	4	2.29%

Source: 2010-2014 HUD Comprehensive Housing Affordability Strategy, Table 8

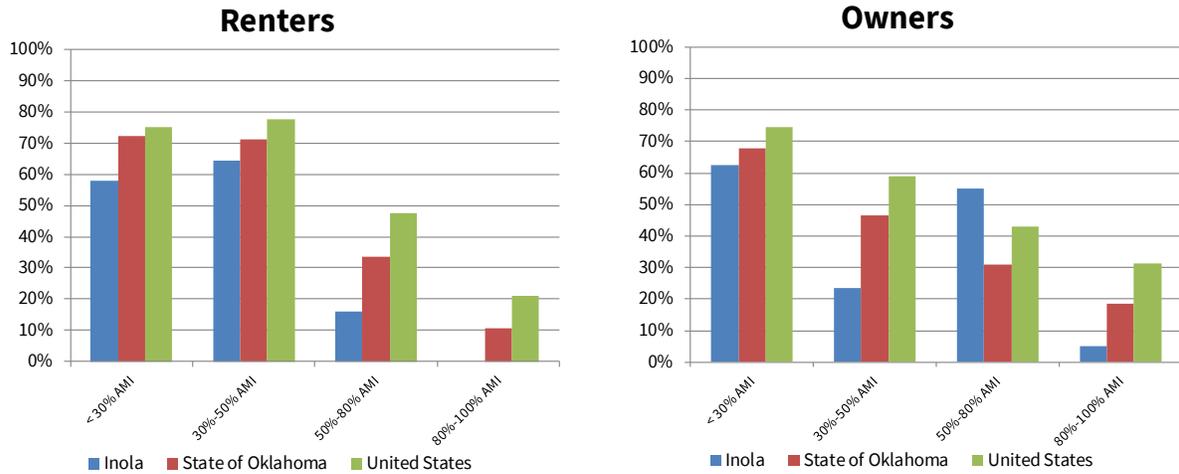
The next table summarizes the data from the previous table for households with cost burden greater than 30% of gross income, followed by a chart comparing these figures for Inola with the State of Oklahoma as a whole, and the United States.

City of Inola : Households by Income by Cost Burden

Household Income Threshold	Owners		Renters	
	Total	% w/ Cost > 30% Income	Total	% w/ Cost > 30% Income
Income < 30% HAMFI	40	62.50%	50	58.00%
Income 30%-50% HAMFI	60	23.33%	45	64.44%
Income 50%-80% HAMFI	80	55.00%	25	16.00%
Income 80%-100% HAMFI	80	5.00%	15	0.00%
All Incomes	510	17.06%	175	35.43%

Source: 2010-2014 HUD Comprehensive Housing Affordability Strategy, Table 8

Households by Income Threshold: Percentage with Housing Cost Over 30% of Income



Source: 2010 -2014 HUD Comprehensive Housing Affordability Strategy, Table 8

Cost Burden by Household Type

The following table provides a breakdown of households by HAMFI, and by household type and size, and by housing cost burden. The categories of household type provided by HUD are:

- Elderly Family: Households with two persons, either or both age 62 or over.
- Small Family: 2 persons, neither age 62 or over, or families with 3 or 4 persons of any age.
- Large Family: families with 5 or more persons.
- Elderly Non-Family (single persons age 62 or over, or unrelated elderly individuals)
- Non-Elderly, Non-Family: all other households.

City of Inola : CHAS - Housing Cost Burden by Household Type / HAMFI

Income, Household Size/Type	Owners			Renters		
	Total	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income	Total	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
Income < 30% HAMFI	40	26	65.00%	50	27	54.00%
Elderly Family	15	8	53.33%	0	0	N/A
Small Family (2-4 persons)	4	4	100.00%	25	19	76.00%
Large Family (5 or more persons)	0	0	N/A	0	0	N/A
Elderly Non-Family	15	14	93.33%	20	4	20.00%
Non-Family, Non-Elderly	4	0	0.00%	4	4	100.00%
Income 30%-50% HAMFI	60	22	36.67%	45	31	68.89%
Elderly Family	25	0	0.00%	0	0	N/A
Small Family (2-4 persons)	15	8	53.33%	15	8	53.33%
Large Family (5 or more persons)	4	0	0.00%	4	4	100.00%
Elderly Non-Family	15	14	93.33%	10	0	0.00%
Non-Family, Non-Elderly	0	0	N/A	20	19	95.00%
Income 50%-80% HAMFI	80	41	51.25%	25	8	32.00%
Elderly Family	10	4	40.00%	4	0	0.00%
Small Family (2-4 persons)	25	14	56.00%	4	4	100.00%
Large Family (5 or more persons)	10	4	40.00%	4	0	0.00%
Elderly Non-Family	10	4	40.00%	4	4	100.00%
Non-Family, Non-Elderly	20	15	75.00%	10	0	0.00%
Income 80%-100% HAMFI	80	4	5.00%	15	0	0.00%
Elderly Family	30	0	0.00%	0	0	N/A
Small Family (2-4 persons)	15	0	0.00%	10	0	0.00%
Large Family (5 or more persons)	15	0	0.00%	4	0	0.00%
Elderly Non-Family	0	0	N/A	0	0	N/A
Non-Family, Non-Elderly	20	4	20.00%	4	0	0.00%
All Incomes	510	93	18.24%	175	66	37.71%
Elderly Family	115	12	10.43%	4	0	0.00%
Small Family (2-4 persons)	204	26	12.75%	79	31	39.24%
Large Family (5 or more persons)	69	4	5.80%	16	4	25.00%
Elderly Non-Family	55	32	58.18%	38	8	21.05%
Non-Family, Non-Elderly	59	19	32.20%	42	23	54.76%

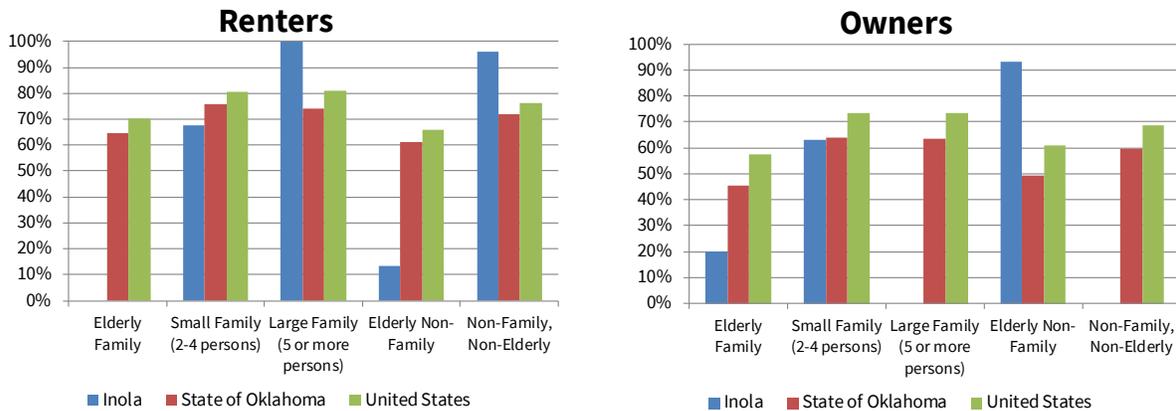
Source: 2010-2014 HUD Comprehensive Housing Affordability Strategy, Table 7

City of Inola : Households under 50% AMI by Cost Burden

Household Size/Type	Owners			Renters		
	Total	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income	Total	No. w/ Cost > 30% Income	Pct. w/ Cost > 30% Income
Income < 50% HAMFI	100	48	48.00%	95	58	61.05%
Elderly Family	40	8	20.00%	0	0	N/A
Small Family (2-4 persons)	19	12	63.16%	40	27	67.50%
Large Family (5 or more persons)	4	0	0.00%	4	4	100.00%
Elderly Non-Family	30	28	93.33%	30	4	13.33%
Non-Family, Non-Elderly	4	0	0.00%	24	23	95.83%

Source: 2010-2014 HUD Comprehensive Housing Affordability Strategy, Table 7

Households Under 50% of AMI: Percentage Housing Cost Overburdened



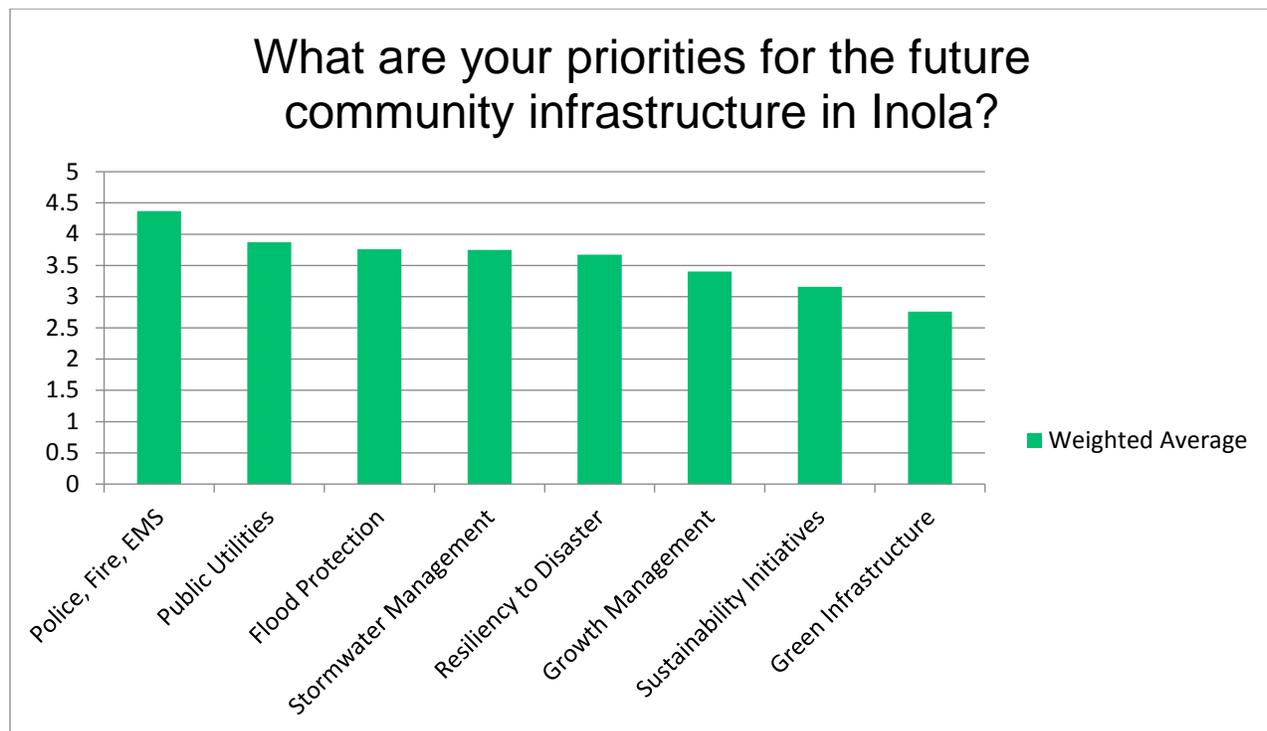
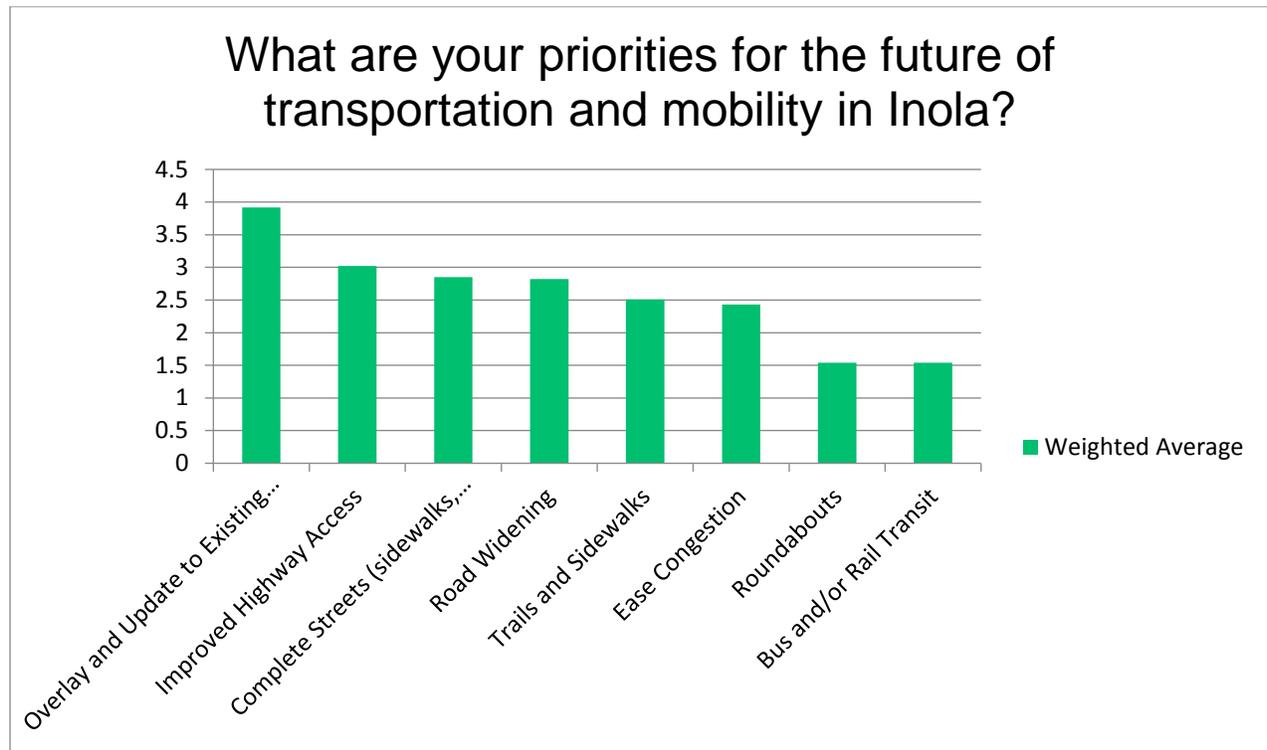
Source: 2010-2014 HUD Comprehensive Housing Affordability Strategy, Table 7

CHAS Conclusions

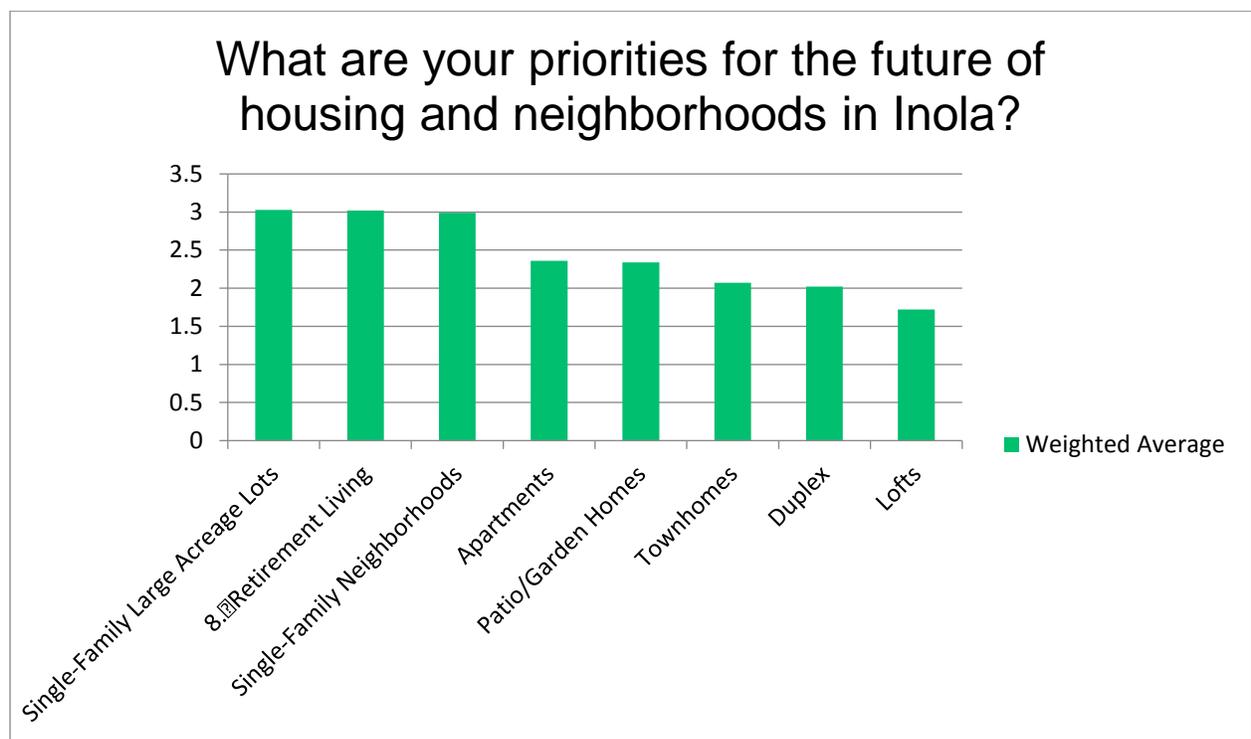
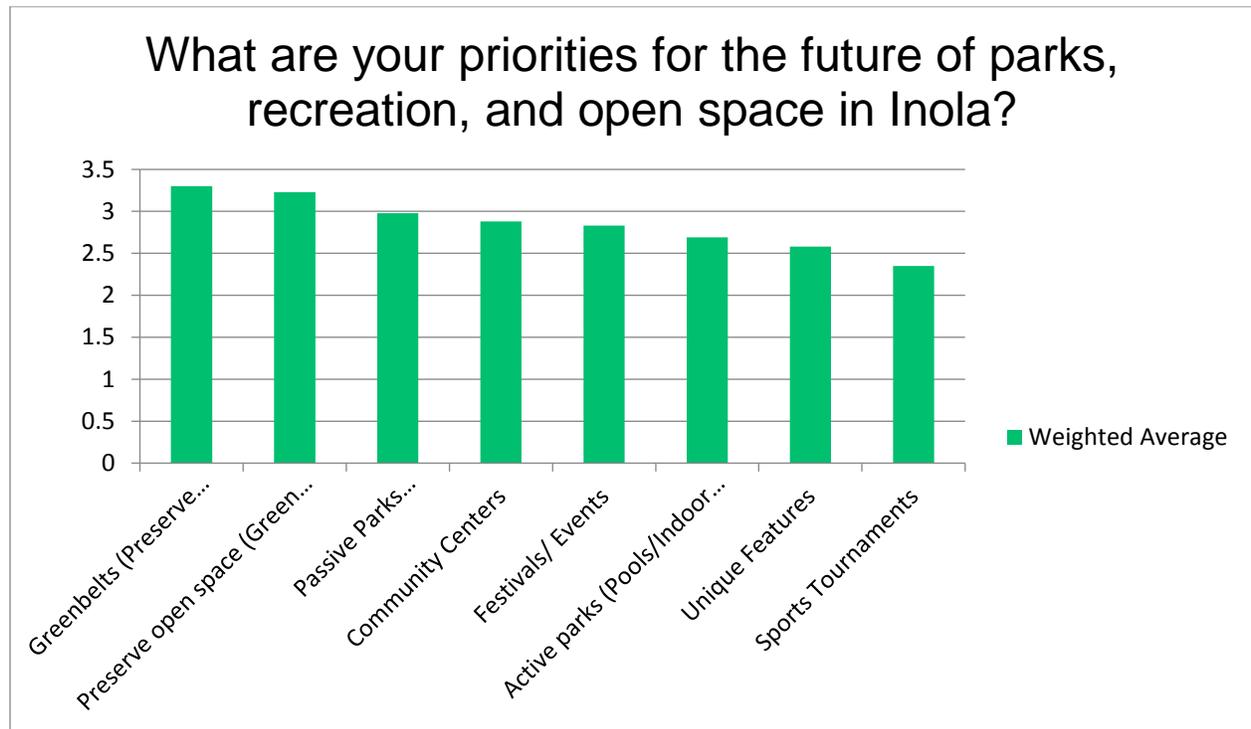
The previous data notes many areas of need (and severe need) among the existing population of Inola. The greatest needs are among households with incomes less than 30% of Area Median Income. Several other areas of note:

- Among households with incomes less than 50% of Area Median Income, there are 58 renter households that are cost overburdened, and 39 homeowners that are cost overburdened.
- Among elderly households with incomes less than 50% of Area Median Income, there are 4 renter households that are cost overburdened, and 36 homeowners that are cost overburdened.

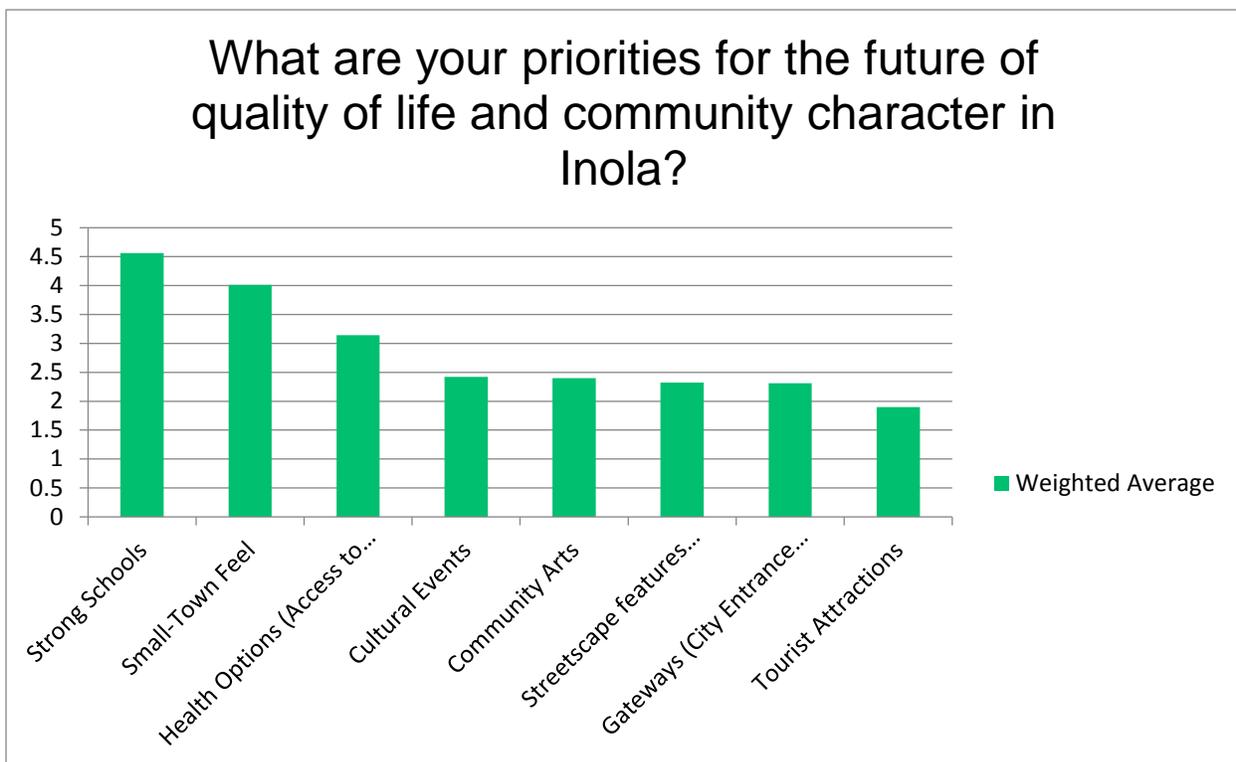
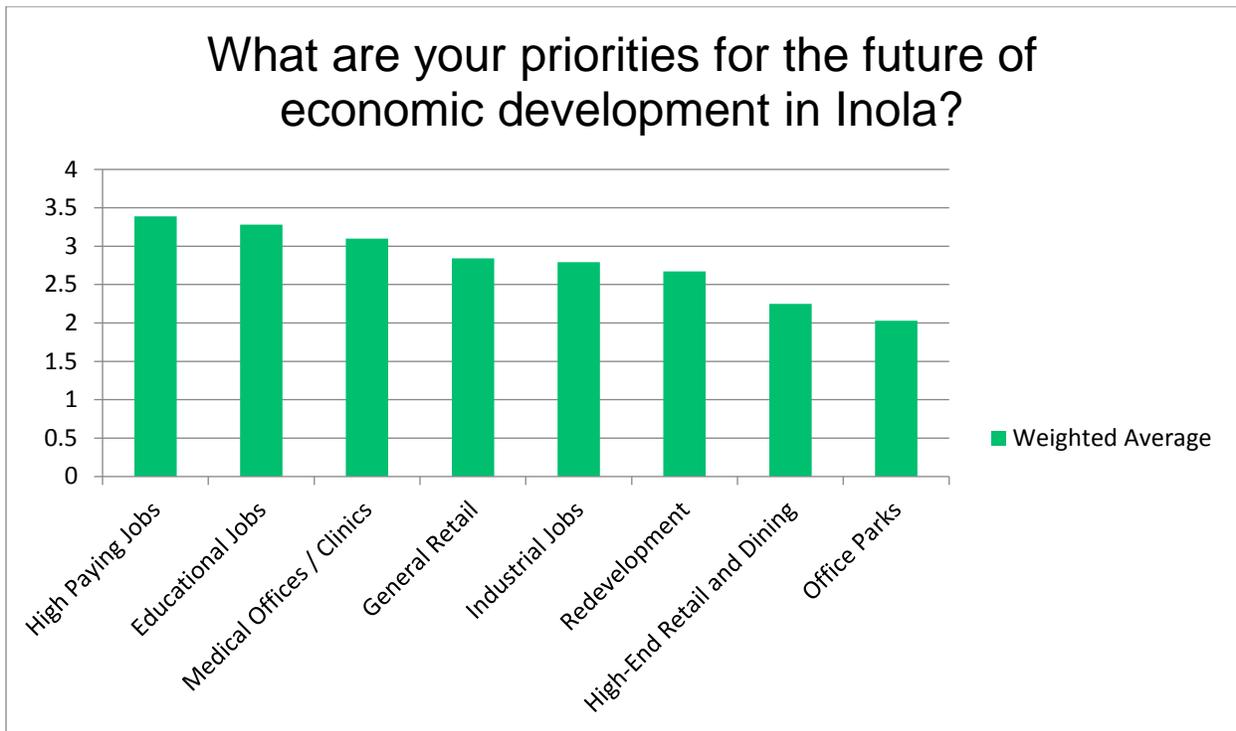
Public Survey Data



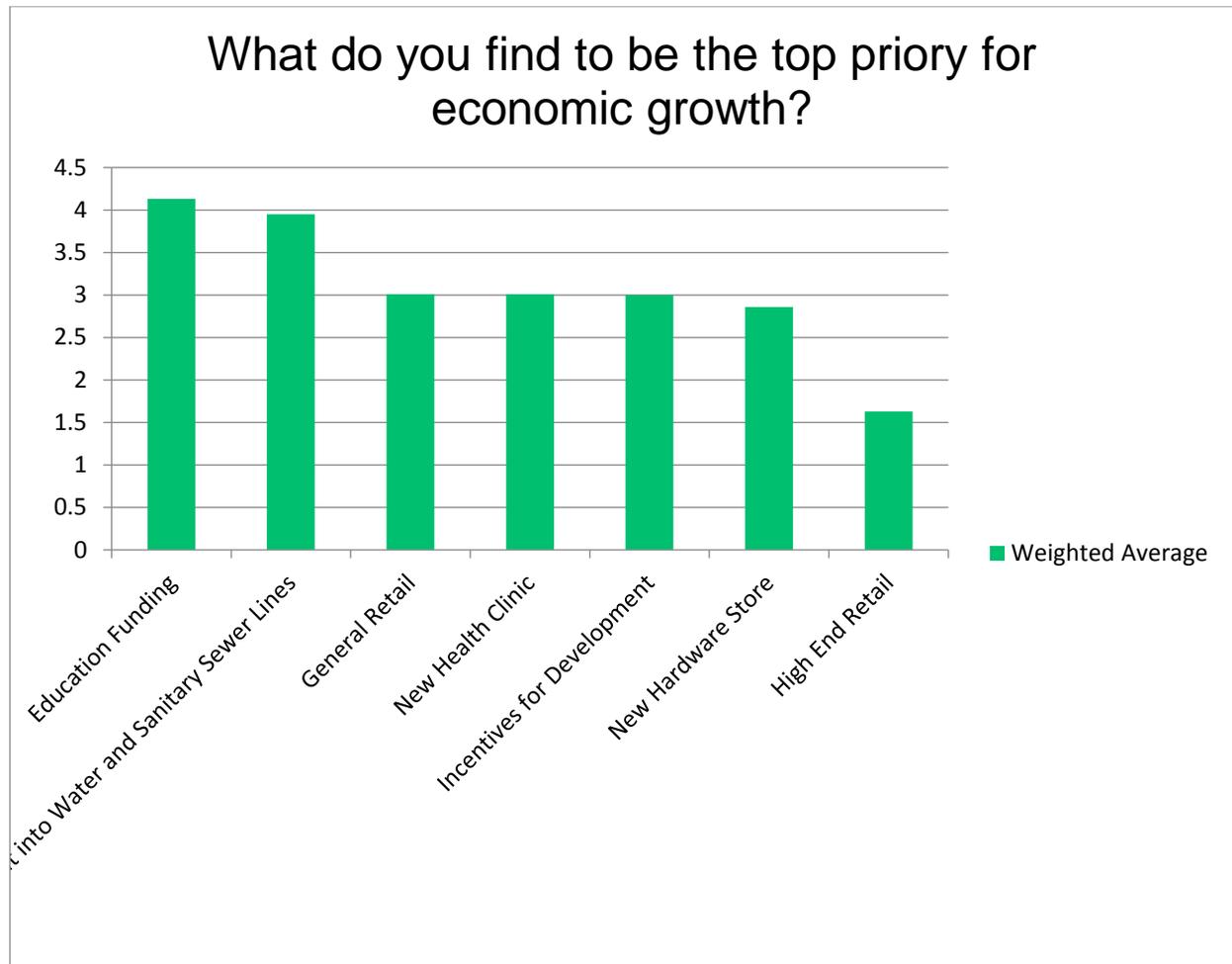
Public Survey Data (Continued)



Public Survey Data (Continued)

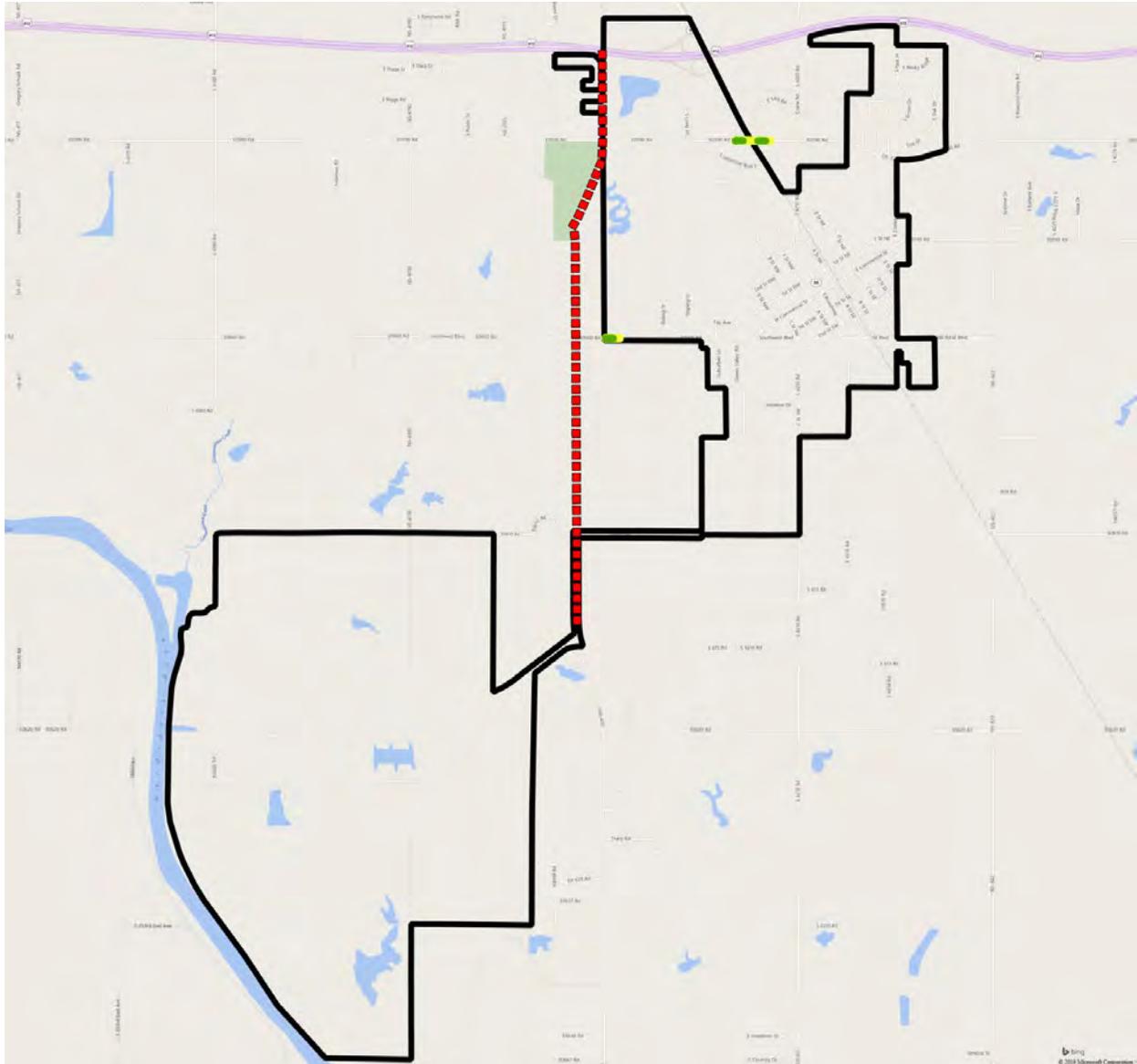


Public Survey Data (Continued)



Transportation

Rogers County Eight Year Plan and Impact on Inola:



Legend:

-  Bridge
-  Road

- 4200 Road Widening
- Old 33 HWY Bridge
- Inola Creek Bridge

Conclusion:

The previous analysis has attempted to survey the rental housing market in the Inola, Oklahoma area. This analysis intends to identify demand for affordable housing and survey supply of existing alternatives. Several issues have been defined.

The Inola economy has been stable over the last several decades with no significant job growth nor any substantial decline in employment. This has led to a generally stable population base in the Town of Inola. Some population and housing growth has occurred in the surrounding area. Rogers County has experienced more rapid growth over this period.

In mid-March 2018 Sofidel America Corp. broke ground on a tissue paper manufacturing plant in Inola. This plant is expected to employ 300 persons when it is placed in service in April or May of 2020. Construction of the plant is expected to require 500-800 persons over 25-26 months. There are no hotels or RV parks in Inola and no market rate multifamily housing. Therefore, the construction employees will likely be housed outside of the Inola area, most likely in the surrounding communities of Catoosa, Claremore, Wagoner, and Chouteau.

It is anticipated that the construction of the Sofidel plant will lead to positive population growth in the area. However, data from the U.S. Census Bureau's Longitudinal Employer-Household Dynamics program indicates that there are 2,739 employed persons living in the Inola PMA, but only 1,356 jobs. It is likely that many of the Sofidel jobs will be filled by current residents of the PMA that would prefer not to commute outside of the area for work. Further, some employees may choose to commute into the area for work and live closer to retail opportunities, healthcare services, and other amenities.

Single family housing appears to be in short supply in the Inola area. Brokers active in the Inola market indicate that listings are at a low mark, and that the available listings are not well-matched to the population that is seeking new housing. The largest proportion of homeowner households in Inola earn incomes that would qualify them to purchase a house priced between \$87,500 and \$125,000 and there are currently no active listings in this price range.

With the community profile data along with public input, the following polices were crated to guide the community over the next seven years.

GROWTH POLICIES AND STANDARDS

One of the primary purposes of a Comprehensive Plan is to make statements and policies of community needs and desires. These statements are crafted in terms of goals, objectives and policies as defined below.

- Goals – A goal is a broad statement of the expectation of the residents of Inola with regards to the overall quality of community desired.
- Objectives – Objectives are general statements of what is to be achieved in each specific issue area to meet the overall expectations set forth in the community-wide goals.
- Policies – Policies represent language outlining an officially adopted course of action or requirement necessary to achieve Comprehensive Plan objectives.

For clarification, the word “shall” is intended to mean always mandatory. The word “should” is intended to mean that which ought to occur, but some discretion may be necessary. Also, the word “Town” or “Town of Inola” shall mean the appropriate designated department or staff person of the municipal corporation of the Town of Inola, Oklahoma.

The purpose of this section of the Comprehensive Plan is to document specific goals, objectives and policies for the following specific issues:

1. Social Issues - objectives and policies on fair housing and social service coordination
2. Economic Issues - objectives and policies regarding coordination with the Chamber of Commerce in the expansion of the tax base
3. Residential Development Issues – objectives and policies regarding requirements for residential development
4. Commercial Development Issues - objectives and policies regarding requirements for commercial development
5. Industrial Development Issues – objectives and policies regarding requirements for industrial development
6. Transportation Issues -- objectives and policies regarding transportation improvement requirements
7. Water and Sanitary Sewer Utilities Issues – objectives and policies regarding the utilization and provision of municipal water and sanitary sewer services
8. Public Services Issues – objectives and policies regarding public safety
9. Quality of Life Issues – objectives and policies regarding recreation, education and cultural issues that influence community quality of life
10. Storm Water Management Issues – objectives and policies regarding the Town’s position on surface runoff retention requirements and floodplain management
11. Annexation Issues – objectives and policies regarding municipal government’s actions concerning unincorporated lands in the Fence Line Planning Area
12. Plan Usage and Amendment Issues – objectives and policies regarding use and updates to the Future Development Guide and the overall Comprehensive Plan

Objectives and policies are put forth for these twelve specific issue areas on the remaining pages of this section. Section 3.1 below sets out overall general goals developed for Inola as part of the Comprehensive Plan.

3.1 Community Goals

- G1. Development Efficiency -- Ensure that growth and development in Inola provides for the efficient use of land, energy, monetary and human resources.
- G2. Environmental Conservation – Identify, protect, conserve, and improve physical areas of the environment and make them available for public use or enjoyment to the greatest extent possible.
- G3. Adequate Public Services – Provide adequate municipal services to support both existing and future residents and businesses.
- G4. Complementary Development – Develop a physical environment of order and beauty in which private and public uses are carefully timed, coordinated, and mutually supportive.
- G5. Quality Neighborhoods – Enhance the existing urban environment through neighborhood conservation, stabilization, rehabilitation, revitalization, and redevelopment.
- G6. High Quality of Life – Provide for a continued high quality of life for all residents of Inola.
- G7. Expand Employment Opportunities -- Broaden and strengthen the economic base of Inola and increase opportunities for quality employment.
- G8. Civic Pride – Continue to promote and cultivate a feeling of community belonging, identification and pride.
- G9. Enrichment – Promote and support life-long learning and the expansion of cultural opportunities.
- G10. Civic Duty – Seek ways to increase the participation of citizens in civic affairs and community life.
- G11. Unique Assets – Enhance Inola’s unique amenities and attractions (its neighborhoods, Downtown, its open space, etc.) that make Inola a pleasant place to live.
- G12. Quality Housing - Encourage, recognize and promote the need for high quality affordable housing as a tool for promoting economic and social growth opportunities.
- G13. Quality of Life – Provide sufficient land area, facilities, and programs to serve the recreation, education and cultural needs for all groups in the community and assure that these are conveniently accessible.

3.2 Social Issues

3.2.1 Objectives - Social Issues

- S-01. Assure that an equitable share of public resources is directed toward the needs and problems of the disadvantaged.
- S-02. Support both private and public efforts that seek to identify and correct existing health, education and general well-being problems.
- S-03. Recognize the special needs of children, the elderly, the disabled, and those in poverty, and assure the public policy and related action programs reflect the special requirements of these and other groups.

3.2.2 Policies - Social Issues

- S-P1. Funds from the Community Development Block Grant program should continue to be directed toward low to moderate income neighborhoods.
- S-P2. The Town should continue to support the services provided by the regional fair housing agency as required by Federal regulations and State statutes.
- S-P3. The Town should identify those organizations (i.e. churches, social organizations) involved in providing assistance to the disadvantaged and maintain this information for public use.
- S-P4. The Town shall continue its program of compliance with the Americans with Disabilities Act (ADA) and ensure that all public buildings and facilities therein shall be accessible to the disabled.

3.3 Economic Issues

3.3.1 Objectives - Economic Issues

- E-01. Attract high quality economic development that creates a positive financial impact for Inola.
- E-02. Keep “home-grown” companies in Inola by supporting their expansion needs through support of the Chamber of Commerce economic development activities.
- E-03. Improve economic stability through diversification of the economic base.
- E-04. Support existing economic activities that enhance and enrich the quality of life.

3.3.2 Policies - Economic Issues

- E-P1. The Town should continue and expand the cooperative and collaborative relationship with the other economic development groups to provide relevant information to persons interested in locating in Inola.
- E-P2. The Town shall continue to provide a high level of services (i.e., water, police, fire, recreation) which can be used to attract new economic activities into the community.
- E-P3. The Town shall continue to assure that all economic activities pay their fair share for municipal services.
- E-P4. Economic activities shall occur in the areas permitted in the Future Development Guide and amendments thereto, and in accordance with the policies contained herein.
- E-P5. The Town shall seek to make the Economic Development Department of the State more aware of its desire for additional economic development activities.
- E-P6. Promote programs that encourage shopping in Inola.
- E-P7. Expand efforts that help to identify entry in Inola that is visible in the night time as well as day time.

3.4 Residential Development Issues

3.4.1 Objectives - Residential Development

- R-01. Inola shall offer safe, quiet, stable, and attractive neighborhoods affordable to all levels of income.
- R-02. Non-residential development (commercial or industrial uses) shall not encroach upon single-family residential neighborhoods.
- R-03. Non-residential land uses shall be buffered from residential areas by using streets, harmonious and compatible land uses (such as transitional densities of residential uses), topographic features, and/or landscaped green belts and open space.
- R-04. A diverse choice of housing shall be available at a variety of price ranges that is of good quality and design.
- R-05. Housing in Inola shall represent a good value through minimizing the cost of housing without sacrificing quality.

- R-O6. New residential development shall be integrated with, and complement, the existing surrounding neighborhoods and any future adjacent area as identified in the Future Development Guide.
- R-O7. The rehabilitation and revitalization of suitable housing, and the removal of unsuitable housing will be supported.
- R-O8. The provision and use of adequate utilities and services will be assured.
- R-O9. Positive neighborhood identification programs will be used to strengthen the entire community.
- R-O10. Promote individual home ownership.

3.4.2 Policies - Residential Development Issues

- R-P1. Residential areas of varying densities shall be developed in the areas shown on the Future Development Guide and amendments thereto, and in accordance with the policies contained herein.
- R-P2. In preparing the Future Development Guide, Zoning District Map, and when considering amendments to these, the Planning Commission and Town Council shall use the approaches detailed in Objective R-O2 to assure adequate protection of uses.
- R-P3. In reviewing requests for residential zoning adjacent to the corporate limits, the Town should consider the zoning and adopted land use plan in the adjacent community.
- R-P4. Residential development should be planned and developed with the following principles of the Neighborhood Unit Concept:
 - Residential uses should be buffered from commercial and industrial uses.
 - Medium or high density housing, mobile home parks/subdivisions, churches, secondary schools, commercial sites and other facilities with intense activity should be located along arterials with access to either the arterial street or a collector street, however, preference should be given to arterials. Low density uses should be buffered from these higher intensity uses through the use of fencing, streets, landscaping, and/or topographic features.
 - Residential areas should be developed with careful attention given to the natural features of the land.
 - Low density residential lots should not have direct access to arterial streets.
 - Arterial streets, collector streets, and pedestrian walkways should provide convenient access to schools, parks, and other public facilities.

- R-P5. The overall density of residential development within a utility service area shall be in balance with the capacity of the utility system. Early developments shall not preempt the provision of adequate utility services to later development projects.
- R-P6. During the process of zoning redistricting or amending the Future Development Guide, property owners shall be advised of the proposed changes and the hearing dates in accordance with Town and State laws.
- R-P7. Mobile homes should be located only in mobile home parks/subdivisions.
- R-P8. No structures should be constructed in the 100 year floodplain.
- R-P9. The Town should encourage the use of Planned Unit Developments (PUD) in the development of all attached housing (2-Unit, 4-Unit and Multi-unit).
- R-P10. The building codes, zoning code, land subdivision code, and administrative procedures should be reviewed at least every five years by an appropriate committee and report any findings to the Town Council.
- R-P11. In order to develop vacant and/or underdeveloped lots that have existing water and/or sanitary sewer facilities or have these facilities within the minimum required tie on distance, the Town should:
- Identify sites meeting these conditions.
 - Study alternate means, such as special tie on rates, to encourage the development of this land.
- R-P12. The development of neighborhoods that are attractive both from within and without should be encouraged through a continuing program of civic beautification, tree planting, and enforcement of Town ordinances which promote orderly development.
- R-P13. The Town should continue to aid in the development of neighborhood cohesiveness through the recognition and support of neighborhood organizations. All new residential development with required perimeter fencing easements shall include mandatory homes associations duly incorporated with provisions to levy dues for maintenance of such fences and other common areas and amenities so as not to create a burden to the public at-large.
- R-P14. A policy for the maintenance of fences along arterial streets should be developed. Construction, design and materials standards should also be considered. Developers, Homes Associations and Town staff should work together on establishing these guidelines for Planning Commission and Town Council consideration and action.

3.5 Commercial Development Issues

3.5.1 Objectives - Commercial Development Issues

- C-01. A healthy range and classification of commercial land activities should be available and should be supportive of the commercial needs of Inola, and yet be developed in harmony with adjacent land uses.
- C-02. Developments shall be of sufficient size and depth to permit convenient use of the commercial area and preserve traffic movement on the adjacent public street system.
- C-03. Mutually supportive commercial activities should be concentrated, and their interior circulation systems linked.
- C-04. Commercial sites shall have easy and safe access to and from arterial streets.
- C-05. Pedestrian and vehicular circulation areas shall be properly arranged, and off-street parking shall be adequate for the particular commercial use according to national standards.
- C-06. The redevelopment of commercial areas which are inconvenient, uneconomical, and unattractive shall be encouraged.
- C-07. The physical scale and appearance of buildings and parking areas shall enhance and shall be compatible with the surrounding environment.
- C-08. Commercial districts shall be so located so that adverse impacts on adjacent areas are minimized.
- C-09. The options for commercial activity in commercial districts (such as the sale of alcohol at a quality sit-down restaurant) shall be protected.
- C-010. Since residential uses tend to develop in advance of commercial uses, land should be protected from residential encroachment to allow for future commercial uses.

3.5.2 Policies - Commercial Development Issues

- C-P1. The Town shall refrain from approving requests for Special Use Permits for uses which could affect the ability to attract quality dining or entertainment facilities within or immediately adjacent to existing or future commercial districts (Level 4 and Level 6 areas) as identified in the Future Development Guide.
- C-P2. Commercial areas of varying intensity shall be developed in the areas designated on the Future Development Guide and amendments thereto, and in accordance with the policies contained herein.

- C-P3. Commercial activities shall be concentrated into compact areas as shown on the Future Development Guide.
- C-P4. In reviewing requests for commercial zoning adjacent to the corporate limits, the Town should consider the zoning and adopted land use plan in the adjacent community.
- C-P5. The Town should develop and adopt parking lot landscape design criteria for commercial property.
- C-P6. Convenient access and adequate loading facilities shall be provided for service vehicles in the design of commercial areas. Such facilities shall be screened from view from arterial streets, highway corridors and adjoining residential areas, if any.
- C-P7. The uses permitted by right, those permitted under review, and the development regulations in the commercial zoning regulations of the Town shall be reviewed by the Planning Commission every five years to ensure consistency.

3.6 Industrial Development Issues

3.6.1 Objectives - Industrial Development Issues

- I-01. Inola should identify a variety of sites to accommodate future needs and permit a diversification of industrial uses which are served by suitable transportation facilities and public utilities and are compatible with surrounding land uses. Such efforts shall be coordinated with the Chamber of Commerce.
- I-02. Industrial uses shall be located in industrial parks, if possible, or in other areas that are suitable for industrial development.
- I-03. Restrict industries which have an adverse impact upon the environment.
- I-04. Industrial developments should be of sufficient size and location to accommodate future industrial needs.
- I-05. Preserve industrial land from the encroachment of non-industrial uses.
- I-06. Industrial uses should pay their share of public services.
- I-07. Support the continued development of existing industrial facilities that are advantageous.
- I-08. Encourage and support programs for industrial development.

3.6.2 Policies - Industrial Development Issues

- I-P1. Uses permitted by right or by special use permit on industrially zoned land that are incompatible with industrial development should be identified and eliminated from being permitted according to the Town's zoning ordinance.
- I-P2. Industrial areas of varying intensity shall be developed in the areas designated on the Future Development Guide and amendments thereto, and in accordance with the policies contained herein.
- I-P3. Industrial developments should be located in areas which are served by rail transportation and/or arterials which provide convenient access to highway systems.
- I-P4. In reviewing requests for industrial zoning adjacent to the corporate limits, the Town should consider the zoning and adopted land use plan in the adjacent community.
- I-P5. In evaluating proposed industrial rezoning requests, the Town should examine whether the proposed activity will take place in an enclosed building, and if all outside storage will be adequately screened.
- I-P6. Noise, smoke, odor, dust, annoying lights, or any other form of pollution should not be permitted to spread beyond the premises to adjacent properties.
- I-P7. Uses permitted by right, those permitted under review, and the development regulations in the industrial zoning regulations shall be reviewed by the Planning Commission every five years to ensure consistency.
- I-P8. Landscaping and screening should be employed to minimize any adverse effects on adjacent residential properties, if any, and to block views of service or storage areas from such properties or major expressways.
- I-P9. The Town, through administrative and legislative action, should promote the expansion of existing industries.
- I-P10. The Town should develop and adopt parking lot landscape design criteria for industrial property.
- I-P11. The Town shall protect industrial areas from the encroachment of non-industrial uses.

3.7 Transportation Issues

3.7.1 Objectives - Transportation Issues

- T-O1. Inola shall have a circulation system that permits rapid, safe, and economical movement of people and goods to all parts of the Town and surrounding areas.

- T-02. Ingress and egress to the arterial street system will be controlled in order to assure that the needed traffic carrying capacity is not diminished.
- T-03. Develop high quality streets that require minimal maintenance.
- T-04. Examine the feasibility of improving existing public transportation and providing for new mass transit opportunities in association with Tulsa GMTA and INCOG transportation plans.
- T-05. Encourage the development and use of bikeways and sidewalks as an alternative mode of transportation.
- T-06. Assure that the proper class of street is provided for the activities it serves.
- T-07. Assure that residential streets are designed so that they are integrated with and support the existing neighborhood and any future adjacent area.

3.7.2 Policies – Transportation Issues

- T-P1. Town staff shall, with input from interested parties, develop proposals for driveway spacing standards and off-set of intersecting streets for consideration for adoption by the Planning Commission and Town Council.
- T-P2. The Town shall, with input from interested parties, develop proposals for policies regarding the requirement to extend collector and arterial roadways across drainageways, outparcel tracts, or other obstacles for consideration for adoption by the Planning Commission and Town Council.
- T-P3. Streets shall be dedicated and improved in all subdivisions of land according to the requirements listed in the Subdivision Regulations.
- T-P4. All commercial and industrial developments along primary and secondary arterials should be encouraged to use joint driveway access. The Town shall develop and adopt access design criteria and recommendations for designing interconnecting parking lots.
- T-P5. Each thoroughfare shall be designed with sufficient capacity to accommodate traffic based on intensity of projected and planned land use.
- T-P6. Turn-arounds shall be provided on all dead-end streets.
- T-P7. Access onto an arterial street shall be designed so that no vehicles back directly into the flow of traffic.
- T-P8. Pedestrian and bicycle movements should be separated as much as possible from auto and truck traffic.

- T-P9. Sidewalks shall be provided in accordance with the Subdivision Regulations. Such sidewalks shall be designed to allow for safe distance between sidewalks and obstacles and hazards such as utility poles, utility boxes, culverts, ditches, and the like.
- T-P10. The collector street that will be constructed or used to serve a new development shall be identified during the review of the preliminary design and established by the preliminary plat.
- T-P11. The Town may require soil testing and sub base preparation on any project in which the Town will have maintenance responsibility.
- T-P12. The long-range transportation plans of Inola should be compatible with regional transportation plans.
- T-P13. The Planning Commission, County Commissioners, and Town Council shall receive a report at least every 5 years on the status of the arterial street system. This report shall identify traffic and land use problem areas as they relate to the arterial street system.
- T-P14. Commercial and industrial areas should be located and designed so as to discourage traffic movement through residential areas.
- T-P15. Medium and high-density residential areas should be located and designed so as to discourage traffic movement through single family detached areas.

3.8 Public Utilities Issues

3.8.1 Objectives - Public Utility Issues

- PU-01. Meet the needs represented by the Future Development Guide.
- PU-02. Provide an adequate public water and sanitary sewer system to serve all sectors (i.e. residential, commercial, industrial) of the community.
- PU-03. Assure that the water system is of sufficient pressure and quantity to provide adequate fire protection to all areas of the community.
- PU-04. Collect and process wastes in a manner that minimizes adverse impacts on the environment.
- PU-05. Revitalize utility lines that are not providing proper service.
- PU-06. Encourage the underground installation of utility lines.
- PU-07. Develop utility systems that minimize maintenance.

PU-O8. Widely publicize the costs of providing utility services and keep user rates in line with costs.

PU-O9. Move toward a more urban water and sanitary sewer system in which existing individual water supply and septic tank systems are amortized then eliminated.

3.8.2 Policies – Public Utility Issues

PU-P1. All existing and newly created lots, in which a single family detached or a two family dwelling is to be constructed, shall be served by a water main on street frontage if any portion of the property is within 500 feet of an existing water main.

PU-P2. If any portion of a property on which any type of structure besides a single family detached or two family dwelling is to be built, or if there is a change in land use that the Town determines is in need of water services and is located within 500 feet of an existing water main, the water main must be extended across the street frontage of each lot.

PU-P3. Sanitary sewer trunk line extensions by private parties shall conform to DEQ standards.

PU-P4. If any portion of a property on which a structure is to be built, or if there is a change in land use that the Town determines is in need of sanitary sewer services and is located within 500 feet of an existing sanitary sewer line, the sanitary sewer line must be extended at least fifteen (15) feet onto the property, and the structure shall tie on to the sanitary sewer line. An easement shall be provided that will allow the sanitary sewer line to be extended across the property.

PU-P5. Areas that have inadequate water and/or sanitary sewer service should be identified and evaluated for possible inclusion in future capital improvement programs.

PU-P6. Electric, telephone, and cable television lines shall be installed underground in new developments, unless otherwise determined by the Town or provider.

PU-P7. The Town may require soil testing and sub base preparation on any project in which the Town will have maintenance responsibility.

PU-P8. The Town may pay, subject to the availability of funds, the difference in cost between the size of water line required by the development, and the size of line required by the Master Plan.

PU-P9. The Town may pay, subject to the availability of funds, the difference in cost between the size of sanitary sewer line required by the development, and the size of line required by the Master Plan.

PU-P10. The Town staff shall review annually utility rates to assure that the rates are consistent with costs.

PU-P11. The continued use of septic systems should be discouraged and phased out over time.

3.9 Public Services Issues

3.9.1 Objectives – Public Services Issues

- PS-O1. The Town shall strive to provide a high level of public services to the community.
- PS-O2. Eliminate fire hazards which endanger life and property.
- PS-O3. Provide fire and police with sufficient personnel, training and equipment to respond to local needs.
- PS-O4. Encourage civic pride and beautification by establishing and supporting, with public assistance, periods of community wide clean up.

3.9.2 Policies – Public Services Issues

- PS-P1. The Town shall identify any fire hazard which endangers life and property. These fire hazards shall be corrected according to the codes of the Town.
- PS-P2. Fire protection capabilities should be enhanced by providing an adequate water supply system, fire department staffing, access, facilities and equipment, fire service communications system, and fire safety control programs.
- PS-P3. Police protection should be enhanced by providing adequate police department staffing, equipment, station facilities, and training, and through neighborhood support programs.
- PS-P4. A community wide cleanup program shall continue to be conducted at least annually.
- PS-P5. The Town shall continue to monitor its liquid and solid wastes disposal program to assure they are energy efficient and environmentally sound. The Town shall also examine other alternatives for disposing liquid and solid waste.

3.10 Quality of Life Issues

3.10.1 Objectives - Quality of Life Issues

- Q-O1. Encourage the development of both active and passive recreational facilities.
- Q-O2. Provide an area for recreation (park, school playground, recreation center, or museum) that is within one mile of every urban residence.

- Q-03. Encourage the shared use of recreation and education facilities.
- Q-04. Encourage the development of recreation/education/cultural facilities that enhance the visual character of Inola.
- Q-05. Support the development and expansion of educational and cultural opportunities.
- Q-06. Provide funding for parkland acquisition.
- Q-07. Provide funding for facility development.
- Q-08. Provide funding for maintenance.
- Q-09. Provide funding for recreational programs.
- Q-010. Provide funding for security.
- Q-011. Provide adequate staffing.
- Q-012. Encourage the monitoring and upgrading of existing facilities in order to increase use, satisfy current recreation needs, and meet safety standards.
- Q-013. Encourage the development of parks that are five acres or more in size.

3.10.2 Policies - Quality of Life Issues

- Q-P1. The Town should seek to develop nature and wildlife areas and bandstands and/or amphitheaters.
- Q-P2. Separate play areas should be established in existing and future parks based on the age and type of user group (i.e., pre school separated from elementary ages). These areas should be arranged according to national safety standards. In addition, the special needs of the handicapped and elderly should be recognized.
- Q-P3. A committee consisting of members from each of the school districts in Inola, Town officials, and interested citizens, should be formed to encourage the shared use of recreation facilities, and the elimination of duplication of services.
- Q-P4. School sites and park sites should be located adjacent to each other if opportunities and agreements for shared use can be reached.
- Q-P5. The Town shall seek to obtain donations and grants for parkland acquisition and development in accordance with the Future Development Guide. Volunteer participation shall be strongly encouraged.

- Q-P6. Programs such as Adopt a Park, “Up With Trees,” a Gift Catalog, or other means should be developed to encourage private sector involvement in supporting landscape and beautification along the Town’s highway corridors, improvements in park facilities and maintenance, and other community-wide needs.
- Q-P7. Recreational facilities should be designed and developed so that security and maintenance requirements are minimized.
- Q-P8. A security program should be organized that solicits the assistance of volunteer groups.
- Q-P9. Recreational activities that are financially self-supporting should be encouraged.
- Q-P10. User fees and concession opportunities should be explored as sources of income.
- Q-P11. All hazardous equipment which cannot be replaced or repaired shall be removed from the parks.
- Q-P12. A master plan for land acquisition (prior to platting), site improvement and landscape renovation needs, maintenance procedures and improvement programs, for all existing and proposed parks should be explored.
- Q-P13. The Town Council shall receive a report every year on the condition and status of all recreation facilities.
- Q-P14. With the exception of small neighborhood parks, recreation facilities shall be located and designed so that they may be served by arterial and/or collector streets.
- Q-P15. Recreation facilities shall be designed and located so that no adverse impacts (i.e. noise, lighting, traffic) are imposed upon the surrounding area. Adequate parking shall be provided for parks adjacent to existing residential neighborhoods. Recreation facilities also shall be protected from adverse impacts caused by surrounding land uses.

3.11 Storm Drainage Issues

3.11.1 Objectives - Storm Drainage Issues

- SD-01. Protect human life, health and property.
- SD-02. Minimize the expenditure of public money for costly flood control projects.
- SD-03. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
- SD-04. Minimize prolonged business interruptions.

- SD-O5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sanitary sewer lines, streets and bridges located in floodplains.
- SD-O6. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas.
- SD-O7. Provide a drainage system and open areas for each drainage area which are capable of passing the resultant regulatory flood without flooding structures designed for residential, commercial and industrial uses.
- SD-O8. Avoid flooding of properties downstream or upstream from development.
- SD-O9. The amount or velocity of runoff from properties after development should not be increased beyond the amount of runoff before development.
- SD-O10. Maintain and protect the 100 year floodplain in its natural state.

3.11.2 Policies - Storm Drainage Issues

- SD-P1. The Town shall require compliance with the regulations of the National Insurance Program as established by the Federal Insurance Administration of the United States Department of Housing and Urban Development.
- SD-P2. The 100-year floodplain as established by the Corps. of Engineers, FEMA, Tulsa Urbanized Study, or other studies, whichever is the most restrictive, shall not be encroached upon by development. Provisions for compensatory storage shall be discouraged. Regional stormwater detention facilities shall be encouraged.
- SD-P3. The Town shall require the protection of natural areas required to convey flood flows and retaining of slow flow characteristics, and the protection and preservation of the water-carrying and water-retention characteristics and capacities of the floodplain used for conveying and retaining floodwaters.
- SD-P4. The Town shall limit the alternation of natural floodplains, stream channels, and natural protection barriers, which are involved in the accommodation of floodwaters.
- SD-P5. The Town shall control filling, grading, dredging and other development which may increase flood damage.
- SD-P6. The Town shall prevent or regulate the construction of flood barriers which will increase flood hazards to other lands.
- SD-P7. Individual properties shall have pervious cover or detention facilities sufficient to cause no net increase in surface water runoff.

SD-P8. Proper functioning of floodplain areas requires that no obstructions be present that could dam or impound water flow during storm events. The Town should require the issuance of permits for any structures, including fences, that are to be located within the floodplain and require that any such approved structures not be so located or designed as to create an impediment or obstacle to the efficient drainage of water.

SD-P9. Developers of lots that have any portion lying within the floodplain shall:

- Ensure that potential buyers are notified that property is in a flood area.
- Assure that each lot be provided with a reasonably safe building site with adequate access and that facilities be installed with protection against flood damage at the time of initial construction.

SD-P10. Development that is based on a change of floodplain as mapped shall be considered only after a Letter of Map Amendment from FEMA has been obtained and all necessary engineering has been completed.

3.12 Annexation Issues

3.12.1 Objectives - Annexation Issues

A-01. Provide for the orderly and efficient delivery of public services and utilities for Inola residents.

A-02. Establish a means for the determination of logical boundaries and distinctions between incorporated and unincorporated areas within the Fence Line Planning Area.

A-03. Avoid the “leapfrogging” of Town limit boundaries, services and facilities.

A-04. Avoid the presence of landlocked unincorporated areas within the Town limit boundaries.

A-05. Ensure that future commercial and employment growth that occurs within the Fence Line Planning Area occurs within the Town of Inola.

3.12.2 Policies - Annexation Issues

A-P1. The Town shall coordinate the annexation of lands in the Fence Line Planning Area with the availability of publicly funded improvements such as municipal sanitary sewer services or roadway improvements.

A-P2. The Town shall avoid extending services or making public investments to, or across unincorporated lands.

A-P3. If not already part of the municipal sanitary sewer system, the Town shall require the connection to municipal sanitary sewer systems of all annexed lands within a ten year period of the date of annexation or the adoption of this Comprehensive Plan, whichever is less restrictive. The costs of such connections shall be borne by the affected properties and not the overall rate paying base of the municipal utility.

Future Development Guide

Introduction:

At the core of a comprehensive plan is the future land use map that represents the community vision for desired future growth. In Inola, the Future Development Guide serves as the future land use map; updates to this map and associated use tables are discussed in this chapter. This chapter also summarizes existing land use development, describes the current development context, discusses issues related to annexation, and describes key actions to help achieve the vision for land use and development

Existing Land Use:

Since the previous comprehensive plan was adopted, there has been significant development. Approximately 40 percent of the parcels are being used for industrial purposes, 10 percent is being used for commercial purposes, 40 percent is being used for residential purposes and 10 percent used for agricultural purposes.

Current Development:

The character of development is primarily suburban with segregated uses. The downtown area is currently the only area in the town that has mixed-use development. Denser development that is walkable and includes a variety of uses, like the downtown, are becoming more common, and Inola has the capacity to incorporate more of that type of development within its downtown area.

In Oklahoma, sales tax is of critical importance for funding town services and initiatives. Very minimal amount of revenue from ad-valorem property tax goes to cities, but rather is allocated to primary and secondary education, so as a result cities must rely heavily on sales tax generated from commercial uses. As a result, for many decades many communities have shown a high percentage of commercial on their future land use plans. However, nationally as e-commerce continues to grow and brick-and-mortar retail starts to be impacted, traditional thoughts about retail must shift.

Future Development:

The Future Development Guide serves as a tool for the town to communicate the intended future land uses throughout Inola. The Land Use Intensity System or LUIS provides structure for Future Development. This system recognizes that land uses with similar intensities are more likely compatible than land uses with different intensities. The LUIS system has seven levels of land use intensities: Rural Residential, Urban Residential, Transition Area, Commercial/ Employment Nodes, Downtown Area, Regional Commercial/Employment, and Major Industrial.

➤ LUIS Level 1:

Level 1 represents the lowest intensity of land use in Inola. It is used primarily in the non-urbanized areas of Inola or to reflect existing established areas of very low density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single family homes. A request for R-2, RS-2, or RS-3 zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street, or is part of an existing R-2, RS-2, R-3, or RS-3 area which is located adjacent to an arterial street. Due to the uses allowed in this level of intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses. In addition, special consideration should be given to the manner in which Level 1 uses about the other levels of higher intensity.

➤ LUIS Level 2:

Level 2 represents the predominant character of development in Inola. This designation is principally used for areas of typical residential subdivision development and is the base level recommended for the urbanized area of Inola. In addition to single-family detached homes, two-family units and neighborhood office parks may be in accordance with the Comprehensive Plan. For an RD rezoning request to be considered to be in accordance with the Comprehensive Plan, the site must be located adjacent to an arterial street or be part of an expansion of an RD area which is located adjacent to an arterial street. In addition, the streets proposed to serve the RD area must connect directly to an arterial street. None of the traffic from the RD area to the arterial street will pass on a street which contains single family detached structures.

Similarly, a request for ON rezoning is in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street or is part of an

expansion of an existing ON area which is located adjacent to an arterial street. None of the traffic from the ON area shall utilize roads that pass through a single-family residential area prior to reaching an arterial street.

➤ **LUIS Level 3:**

Level 3 represents a transition zone from strictly residential development to strictly non-residential development. As such, the primary uses for Level 3 are higher density residential uses and lower density employment uses. This level of intensity should be located adjacent to an arterial street. The principal uses in this district would be single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, neighborhood commercial, and planned office parks.

➤ **LUIS Level 4:**

Level 4 represents the typical local commercial and office intensity of land use in Inola. The Level 4 classification generally designates commercial or office activities that have developed in nodes around arterial street intersections. Examples of uses would include free-standing commercial buildings, small-scale shopping centers, and office developments permitted in Level 3.

➤ **LUIS Level 5:**

Level 5 is intended to represent a development intensity and style that is typical of downtown Inola. The principal uses of land in this level is for mixed-use office, retail commercial, and service commercial development on a small scale around the downtown area and along the corridor of Main Street. Other uses could be appropriate along the Main Street corridor beyond downtown, given attention to compatibility between land uses and building scale.

➤ **LUIS Level 6:**

Level 6 represents an opportunity to develop regionally significant and highway oriented commercial and employment nodes in Inola. The Level 6 classification is for a mixture of medium to high intensity commercial and employment uses in the vicinity of major transportation corridors.

➤ **LUIS Level 7:**

Level 7 represents the highest intensity of land use in Inola. The predominant land uses in Level 7 would be industrial and major employment facilities. Heavy commercial uses, such as those permitted in the CH zoning district, may be in accordance with the Comprehensive Plan

provided the site for the rezoning request is located along a frontage road next to a limited access highway or is part of an expansion of an existing CH area which is located along a frontage road next to a limited access highway.

The Future Development Guide is directly integrated with zoning districts in Inola. In each of the seven LUIS levels, each zoning district is either allowed, possible (typically with a planned unit development process), or not allowed. The following table shows the updated table. The scope of this comprehensive plan update does not include changes to the individual zoning district regulations; that would be a follow-up exercise to this plan update.

Town of Inola:

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1	Allowed						
R-1		Allowed					
R-2		Allowed					
R-3		Allowed					
RM			Allowed			Possible	
RMH			Possible				
C-1			Possible	Allowed	Allowed		
C-2				Allowed	Allowed		
C-3				Allowed	Allowed		
C-4				Allowed		Allowed	
C-5				Allowed		Allowed	
I-1						Possible	
I-2						Possible	Allowed
I-3							Allowed
I-4							Allowed

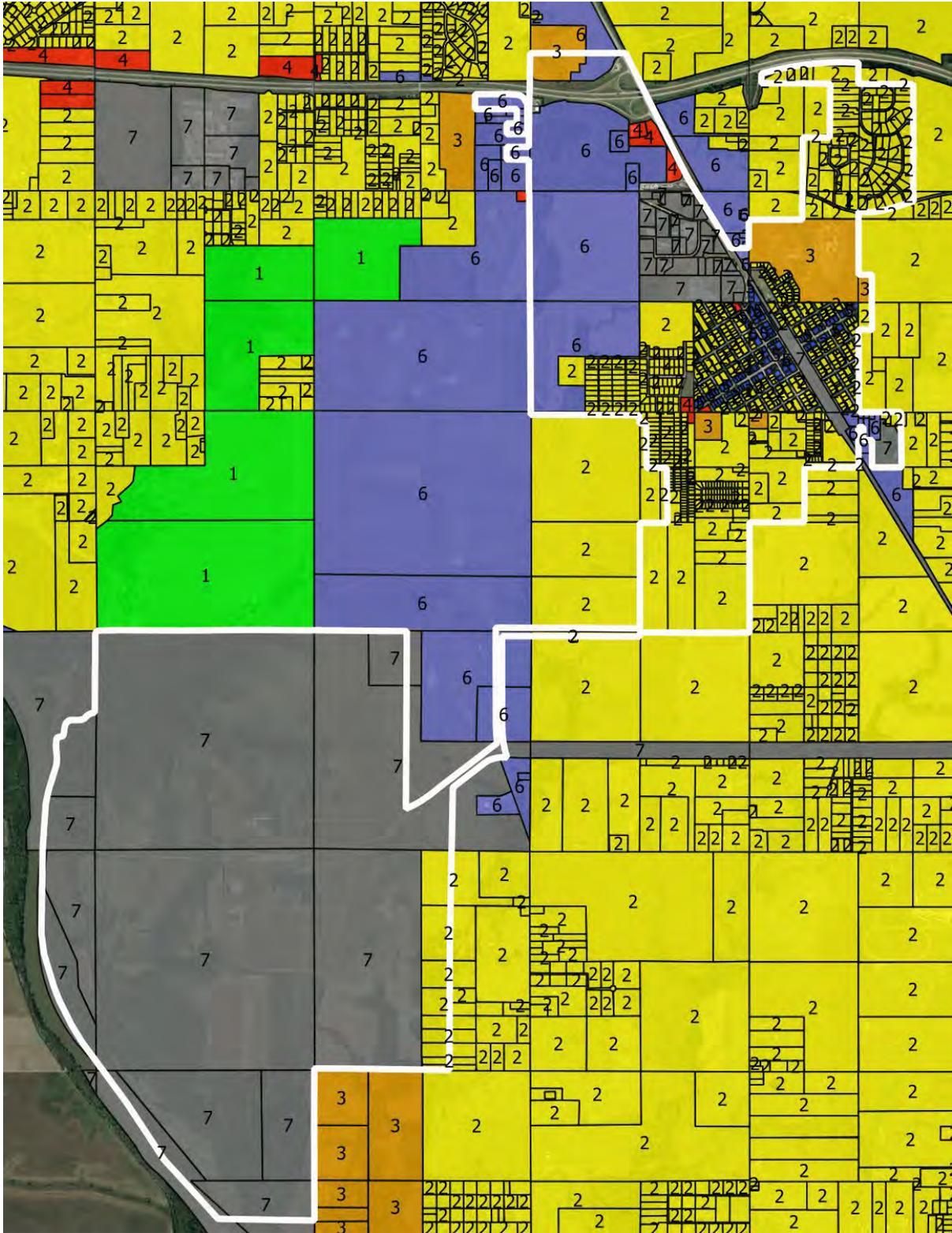
An “Allowed” designation indicates this Zoning District is appropriate for the Land Use Intensity System designated according to level number and as illustrated on the Future Development Map. The “Possible” designation indicates this district may be appropriate depending on specific circumstances using a Planned Unit Development (PUD).

Rogers County:

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
AG	Allowed						
AI	Allowed						
AR	Allowed						
AO	Allowed						
RS60	Allowed						
RS40		Allowed					
RS30		Allowed					
RS25		Allowed					
RS20		Allowed					
RS10		Allowed					
RS6							
RST60			Allowed				
RST40			Possible				
RST20			Possible				
RST10			Possible				
RST6							
RM6							
RM4							
RM2.5							
RM1.5							
RT			Possible				
OL			Allowed				
OM			Allowed				
OH			Allowed				
C1			Possible	Allowed			
C2				Allowed			
C3				Allowed			
C4				Possible		Allowed	
C5						Possible	
I-1						Possible	Allowed
I-2							Allowed
I-3							Allowed
I-4							Possible

An “Allowed” designation indicates this Zoning District is appropriate for the Land Use Intensity System designated according to level number and as illustrated on the Future Development Map. The “Possible” designation indicates this district may be appropriate depending on specific circumstances using a Planned Unit Development (PUD).

Land Use Development Map



Land Use Development Map (Downtown)



Legend:

Level 1	
Level 2	
Level 3	
Level 4	
Level 5 (Downtown)	
Level 6	
Level 7	

Implementation

Comprehensive Plan Usage and Amendment Issues

Using the implementation plans defined in this document, the city will carry out the goals in the comprehensive plan. The Planning Commission will monitor the outcomes of the plan and may propose future changes if the results are not desired.

A comprehensive plan is not a permanent document. It can be changed and rewritten over time. For many fast-growing communities, it is necessary to revise or update the comprehensive plan every five to ten years. In order for the comprehensive plan to be relevant to the community it must remain current.

The following are the objectives and policies of amendments to the document.

- Objectives - Plan Amendment Issues
 - The Comprehensive Plan shall remain current and reflect changing community needs and priorities.
 - The Comprehensive Plan shall be a guide for major expenditures on capital improvements in Inola.
 - The Future Development Guide in the Comprehensive Plan shall provide a reasonable guide of expectations regarding appropriate zoning and development intensity for parcels of land within the Fence Line Planning Area.
 - As the Land Use Intensity System (LUIS) employed in the Future Development Guide offers a reasonable level of flexibility while linking development intensity with adequate public services and with consideration given to land use compatibility issue, it shall be followed to greatest degree possible.

- Policies - Plan Amendment Issues
 - Town Planning Commission shall use the Future Development Guide in the Comprehensive Plan as a major factor in the review of the appropriateness of a request for rezoning or specific use permits for any given parcel of land.
 - Policy language of the Comprehensive Plan should be reviewed in January of the second calendar year following adoption of the Comprehensive Plan, and in January of each calendar year thereafter to determine what modifications may be necessary based on the reasonable requests for variances from stated policies during the preceding year.
 - The Town should maintain, or cause to be maintained, a current tabulation of developed land by zoning classifications, undeveloped land by approved zoning, and undeveloped land by LUIS level for comparison purposes and to be used for consideration in the preparation of amendments to the Future Development Guide. Any proposed change in LUIS designation that should increase or decrease the overall amount of undeveloped land designated in a particular LUIS category by more than 25% or should increase the amount of undeveloped land designated in a specific zoning district by more than 15% should be so noted by staff in their report to the Planning Commission.
 - Persons with an interest in land (as defined by the zoning code) may file for an amendment to the Future Development Guide up to 30 calendar days prior to the scheduled Planning Commission meeting. Such amendments shall be considered for parcels less than 40 acres in size. For parcels greater than 40 acres in size, the amendment may be considered concurrent with a rezoning request.

- There shall be no amendments to the Future Development Guide without a concurrent rezoning request, notwithstanding circumstances outlined in the previous statement.
- Amendments to the Future Development Guide shall become effective in the same manner as a rezoning request, in that they shall be subject to final platting approvals.
- The Future Development Guide shall be strictly interpreted as to the boundaries, gross areas and designations for specific parcels, or portions of parcels, of land as set forth in the mapped representation of platted parcels of record at the time of adoption of the Comprehensive Plan.
- A ten percent (10%) variance or adjustment in the gross area of specific LUIS level designations, however, shall be allowed to accommodate errors in surveying or computerization of the parcel base mapping upon which the Future Development Guide was created. In no case, however, shall this adjustment be allowed to increase or decrease the gross area of the LUIS designation by more than 10%. Adjustments of overall gross area by more than 10% shall only be made after receipt of an amendment to the Future Development Guide as outlined herein.
- The governing body may consider amendments to the Future Development Guide given some major change influencing development.
- The Future Development Guide and any amendments thereto shall remain in full force and effect until such time as it is wholly replaced by a new development management plan or mechanism as adopted as part of new Comprehensive Plan.